

Form 10-445
(5/67)

1. STATE COUNTY TOWN VICINITY STREET NO. 54-56-58 Cornhill Street	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY
ORIGINAL OWNER ORIGINAL USE residences PRESENT OWNER Bondy/Hilliard/Gray PRESENT USE residences WALL CONSTRUCTION brick NO. OF STORIES 2 plus dormer attic	2. NAME DATE OR PERIOD c. 1821 STYLE Federal ARCHITECT BUILDER Jeremiah Hughes
3. FOR LIBRARY OF CONGRESS USE	

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

Individually any of these 3 houses would be a good Federal town house, but as a row they are a very important Annapolis architectural feature. Though there are slight variations all have the Annapolis federal dormer and 6/6 shuttered windows, splayed brick lintels, brick steps, a simple brick cornice, etc. 58 has a Victorianized 1st storey French window and fluted pilasters on the doorway. Located near other brick houses and others of same period and scale, it is 54-56-58 that really sets the tone of this side of Cornhill Street.

5. PHYSICAL CONDITION OF STRUCTURE

good



6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

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

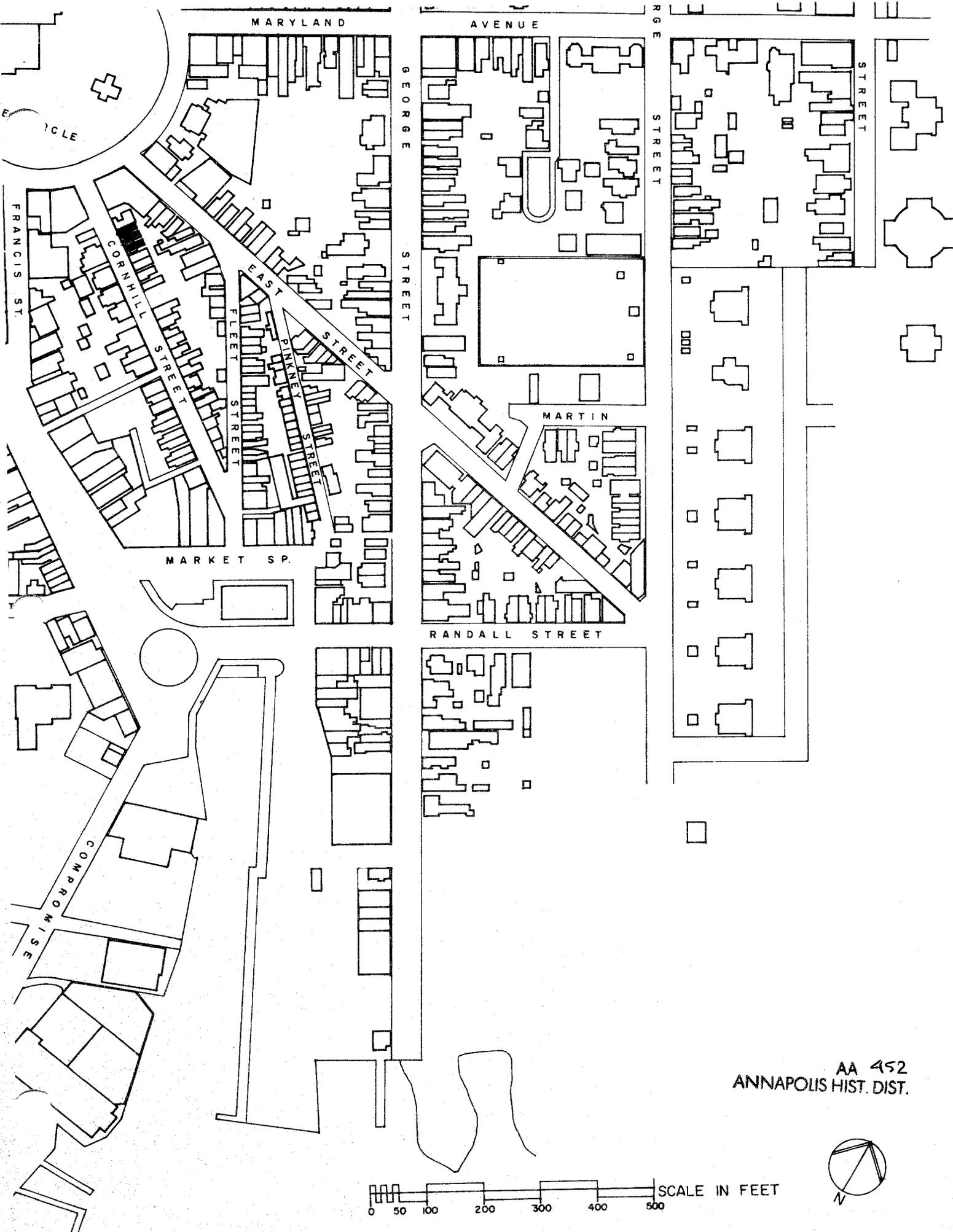
Ridout. Survey

9. NAME, ADDRESS AND TITLE OF RECORDER

William D. Morgan
Columbia University
New York City

DATE OF RECORD August 14, 1967

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



MARYLAND

AVENUE

GEORGE STREET

STREET

FRANCIS ST.

CORNHILL STREET

EAST STREET

FLEET STREET

PINCKNEY STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPROMISE

AA 452
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





AA-452

PHOTOGRAPH BY
WILLIAM D. MORGAN

54-58 Cornhill St.
8/16/87

118
7811

AA-452

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1315/452</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR: Jeremiah Hughes
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Federal
DATE BUILT: c.1821

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 54 Cornhill Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 371
OWNER: Joel & Linda Rizzo ADDRESS: 511 Riverside Drive Palm Beach Gardens, FL 33410
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (X) State () National ()

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 () Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other: Stoop

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 1/2
Number of Bays: 2 x 3
Approximate Dimensions: 15 x 25

Entrance Location: Right

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gabled dormer with 6/6 sash; corbeled brick cornice; splayed brick arches at windows, arch and transom removed, new brick stoop; timber lintel and sill at cellar window; later door.

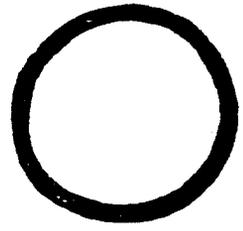
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important Federal townhouse on its own merits, of far greater importance as a row of three; critical to the streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY: Russell Wright

ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug. 1983



AA-452

54 Cornhill

~~AA-1315~~

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE

CAPSULE SUMMARY

54 Cornhill Street

~~(AA-1315)~~

AA-452

The building at 54 Cornhill Street is one of a row of four single-family dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. Following the sale of 60 Cornhill Street in 1822, the remaining row of three dwellings from 54 to 58 Cornhill Street was continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

The 2-1/2-story, two-bay brick house is modest in size and forms the east end of a row of four attached dwellings. The vernacular Federal house is set upon a raised brick foundation with walls laid in Flemish bond and is covered with a continuous gable roof with an early example of a corbelled brick cornice that appears on the facade and rear elevations. The interior of the house was entirely renovated during the 1940s or 1950s, and a two-story rear ell was added to the modest house after 1954.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1315

1. Name of Property

historic name _____
common/other name _____

2. Location

street & number 54 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
54 Cornhill Street
Annapolis, Maryland

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=====
6. Function or Use
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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation Brick
roof Gable: Standing Seam Metal
walls Brick: Flemish Bond
other Brick: Stretcher Bond

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

See Continuation Sheet No. 7-1

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

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

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

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

Maryland Inventory of Historic Properties
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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1821-1949

Significant Dates 1821

1949

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

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

See Continuation Sheet No. 8-1

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

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

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

"Historic View of Annapolis from State House", circa 1876-1877, in possession of William McWilliams, Jr, owner of 41 State Circle.

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.

Radoff, Morris L., *The State House at Annapolis, Annapolis, MD:* 1972.

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

Warren, Marion E. and Mame, *The Train's Done Been and Gone, Annapolis, MD:* M.E. Warren, 1976.

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
54 Cornhill Street
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10. Geographical Data
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Acreege of Property Less than one acre

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

The building at 54 Cornhill Street is located on Parcel 862 on Tax Map 4-6, dated 1991.

Boundary Justification (Explain why the boundaries were selected.)

The building at 54 Cornhill Street has been historically associated with Parcel 862 since its construction in 1821.

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11. Form Prepared By
=====

name/title L. Trieschmann & K. Williams, Architectural Historian
organization Traceries date February 12, 1996
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

12. Property Owner

name Joel and Linda Rizzo
street & number 54 Cornhill Street telephone 410/974-8095
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-1315

Section 7 Page 1

54 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

The modest 2-1/2-story, two-bay brick house at 54 Cornhill Street forms the eastern end of a row of four attached dwellings built in 1821. The vernacular Federal house is set upon a raised brick foundation with walls laid in Flemish bond and is covered with a continuous gable roof with an early example of a corbelled brick cornice that appears on the facade and rear elevations. The interior of the house was entirely renovated during the 1940s or 1950s and a two-story rear ell was added to the modest house after 1954.

EXTERIOR DESCRIPTION:

The facade (south elevation) is divided into two bays with a side entry door and window on the first story, and two windows located on the second story. The entry, set above the raised foundation, is reached by a set of contemporary brick steps with a contemporary wrought iron railing. The entry has a four-panelled wood replacement door set within the opening with a rebuilt jack-arched brick lintel. The 9/6 window next to the door retains its original jack-arched brick lintel and original single beaded wood surrounds. The second story features two 6/6 windows capped by header-course brick lintels. The attic level has a single gable dormer located slightly off-center with an air conditioning unit located in the lower sash. The basement level has one three-light awning window with a massive wood lintel. The Flemish bond brickwork of the facade has been relaid and repointed in several places, including most notably, the area between the entrance door and the second story window, and the area between the basement and the first story windows.

An early example of its type, the corbelled brick cornice extends the length of the facade. The cornice is inadvertently obscured by the slight overhang of the gable roof, which is clad with standing seam metal.

The north (rear) elevation includes a partial bay of the main block of the house and the kitchen ell, which extends from the southern end of the elevation. Originally laid in a three-course American bond, much of the brickwork on the main block of this rear wall of both 54 and 56 Cornhill Street has been relaid in a stretcher bond; only the horizontal section between the first and second stories survives intact, though it has been heavily repointed. The exposed bay has one 6/6 window on the first story and one 1/1 replacement window on the second story. The entrance to the basement is located at ground level, below grade (excavated), in this bay. The

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five-panelled entry door to the basement is not original, possibly replacing a bulkhead entrance. The corbelled brick cornice, identical to the cornice found on the facade, is visible above the second story window on this elevation.

The rear ell, added after 1954, is constructed of concrete block with a stucco finish. The north end wall of the ell has 6/6 windows on the first and second stories. The west side wall has two casement windows on the first story and one double-hung window on the second. The east side wall has no openings.

INTERIOR DESCRIPTION:

The interior of 54 Cornhill Street originally consisted of a room-behind-room plan, but was converted into one large open space during the 1940s-1950s renovation and retains little of its original materials and detailing.

The first floor of the house is divided into the main block and kitchen ell. The main block has one large open space with a modern closet, half-bath, the quarter-flight stair to the second floor, and the stair to the basement accommodated against the east side wall. The closet and half-bath were added during the 1940s-1950s renovations. The quarter-flight stair, located in the northeast corner of the rear room, was reconstructed during the renovation and is finished with contemporary beaded board stringer, square newel post, and square balusters. The panelled stringer, which dates from 1940s-1950s renovations, is applied over an older stringer panelling that is exposed on the interior wall of the basement stair. This older panelling is, however, circular sawn and thus, not original. A chimney breast is located on the west side wall on center of what was originally the rear room. The front room of the dwelling originally did not have a fireplace opening and thus, was not heated directly although a chimney breast is located on center in the front room of the adjoining building at 56 Cornhill Street. All of the walls of the main block of the building are drywall, either furred out from the original plaster or entirely rebuilt. The carpeting cover the replacement floorboards, which are visible from the underside in the basement. All of the casings and baseboards were replaced, as was the mantel and built-in shelves to either side.

As built, the kitchen ell was originally two small rooms, including

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a kitchen and pantry, which the present owner converted into one large kitchen space. The kitchen is equipped with modern appliances and furnishings, and has no historic fabric.

The second floor of the main house is divided into a front and rear bedroom and a hall. While the plan appears to be original, all historic fabric has been removed. The hall has been finished with wall panelling, which dates from the 1940s-1950s renovations. A chimney breast with a brick opening is located in the front bedroom, which extends the width of the building.

The third floor (attic level) has been enlarged by the extension of the rear dormer and fully finished with drywall. Though the roofing members are enclosed and not visible, the present owner confirmed that the rafters are joined with mortise and tenon joints and pegged with wooden pegs. The two chimney flues servicing the adjoining dwellings at 54 and 56 Cornhill Street converge into one chimney breast on the west wall of the attic. Within the last five years, the roof was extended on the north elevation from the ridgeline, enlarging the attic space. French doors open off this enlarged room onto a roof deck of the two-story rear ell. Only the original floorboards, in the front section of the attic, survive intact.

Access to the basement is reached by a stair located under the main stair on the first floor, and though reconstruction, are in their original location. The basement has been excavated and has a poured concrete slab floor. The original brick foundation walls are exposed, as are some hewn joists among mostly replacement joists. The two brick chimney breasts project from the west side wall. The opening of one of the chimney breasts has been filled with concrete blocks, while the other is filled with bricks.

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54 Cornhill Street
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=====
The building at 54 Cornhill Street is one of four single-family dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. Following the sale of 60 Cornhill Street in 1822, the remaining row of three dwellings from 54 to 58 Cornhill Street was continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

SITE HISTORY

The land presently designated as 54 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.¹ 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 staymaker² 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 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

¹ "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

² 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
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1779.³ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁴

PROPERTY HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. Many of the lots were improved by the tenants who constructed single dwellings, taverns, and stables. On October 5, 1770, Charles Wallace leased the property corresponding today with the row of brick houses at 54-60 Cornhill Street to William Curry. Curry, who worked as a tailor, sold the lease for the undeveloped property in 1780 to carpenter Joshua Frazier. Four years later, in 1784, Frazier purchased the property outright from Wallace.

Following the death of Frazier about 1799, the property was transferred to his nephew Richard Frazier. Richard Frazier continued to maintain the unimproved land, which consisted of Lots 1, 2, and 3. By 1820, Gilbert Middleton, acting as trustee for the Frazier estate, conveyed all three lots to Walter Cross for \$950.

BUILDING HISTORY

Immediately upon purchasing the unimproved land, Cross sold it to Jeremiah Hughes. Hughes, owner of the *Maryland Republican* newspaper, proceeded to erect four single-family rowhouses on the property. Identical in massing and detailing, the modest brick dwellings, designated as 54-60 Cornhill Street, were intended to be used as rental property. An influential businessman, Hughes improved numerous lots in Annapolis in the early part of the 19th century; in 1831, he was assessed \$7,800 for fourteen improved lots. Despite having improved the property, Hughes transferred ownership of just the land back to Cross in 1821, although he retained title to the improvements. On March 28, 1822, Cross sold the entire tract of land to Jacob Smith. At the same time, Hughes conveyed title of the improvements: "three new brick houses"

³ 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.

⁴ Papenfuse, pp 234-235.

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designated as 54-56-58 Cornhill Street. The deed of sale for the property at 54-58 Cornhill Street indicated that it "was to be deeded to Smith and used for the benefit of Eleanor Perkins...and at her death to go to her heirs. At no time was this property to be under control of her husband."⁵ Eleanor Perkins was assessed \$2,700 for three improved lots, which included the present day 54-56-58 Cornhill Street.

The building at 60 Cornhill Street, however, had been sold by Hughes on March 28, 1822, the same day as the sale to Smith, to the Trustees of the Methodist Society for the Severn District. The structure was then significantly altered by the addition of a third story, sloped roof, and Italianate style cornice with overhanging brackets.

Sometime between 1822 and 1832, the property was transferred or sold to William Brown of Ben. Brown died about 1834, devising his property to his daughter Margaret Ann Brown.⁶ Upon receiving title to the property, Margaret Brown conveyed an undivided half-interest to her aunt Henrietta Brown Pettibone. The three buildings continued to be used as rental property by Pettibone and Brown until 1886, when Rebecca Burgess, the daughter of Henrietta and Phillip Pettibone, was forced to sell her half-interest to Cyrus Joyce. The census records for 1880 show that 54 Cornhill Street was occupied by John Bisan, a weight master. In 1900, painter Samuel Morgan and his family lived in the building.

The heirs of Margaret Brown Owings and Cyrus Joyce owned the property until 1905, at which time it was sold by trustee Joseph F. Birckhead to Ida R. Birckhead, a relative of Owings. Due to the vast number of Owings heirs, the court had ordered that the divided half-interest of the Owings be sold in its entirety. By 1910, the Birckheads, who had obtained full title to the property, conveyed a half-interest back to Samuel Owings, the son of Margaret Brown. The census records for 1910 lists carpenter Joseph White as lessee of 54 Cornhill Street.

On October 2, 1920, the Birckheads and Samuel Owings sold the three brick buildings to Walter H. Hart. The three buildings changed hands several times during the 1940s and were sold separately for

⁵ Land Records of Anne Arundel County, Liber WSG 8, Folio 445.

⁶ Will Records of Anne Arundel County, Liber TTS 1, Folio 192.

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the first time in 1949. In June 1949, Schamyl and Isabelle Cochran sold 54 and 56 Cornhill Street to Marie Gregory Doyle, while retaining 58 Cornhill Street. By 1954, however, the Cochrans also sold 58 Cornhill Street to Doyle.

Marie Gregory Doyle sold 54 Cornhill Street to Mary Lewis Bondy in 1952 and, in 1953, sold 56 Cornhill Street to Charles Wellington Gray. The city directory for 1956 indicates that 54 Cornhill Street was lived in by Mary Lewis Bondy, the first owner-occupant. The building was purchased by Olivia K. Sibley in 1958. Sibley resided in the building until about 1969, when she leased it to Joel Rizzo. Currently occupying the building, Joel and Linda Rizzo purchased the building in 1971.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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54 Cornhill Street
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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Agricultural-Industrial Transition, 1815-1870
Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

Architecture, Landscaped Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): Domestic: Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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54 Cornhill Street
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Chain of Title for 54 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

October 5, 1770: Charles Wallace leased Lot 3 to William Curry
Provincial Court Judgement,
Liber B Folio 314

August 5, 1780: William Curry sold lease to Joshua Frazier
Provincial Court Judgement,
Liber NH 1 Folio 168

February 18, 1784: Joshua Frazier purchased property from Charles Wallace
Provincial Court Judgement,
Liber IBH 1 Folio 183

1799: Joshua Frazier devised to nephew Richard Frazier
Chancery Court Case
Liber B 116 Folio 107

March 18, 1820: Gilbert Middleton, trustee for the Richard Frazier estate, sold Lots 1, 2, and 3 to Walter Cross
Land Records of Anne Arundel County,
Liber WSG 8 Folio 450

1821: Walter Cross to Jeremiah Hughes

March 28, 1822: Walter Cross and Jeremiah Hughes to Jacob Smith
Land Records of Anne Arundel County,
Liber WSG 8 Folio 445

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circa 1834: Jacob Smith to William Brown of Ben, who devised to daughter Margaret Ann Brown and sister Henrietta Pettibone
Equity Case 2680
Will Records of Anne Arundel County,
Liber TTS 1 Folio 192

December 3, 1870: Phillip Pettibone, husband of Henrietta Pettibone, devised to daughter Rebecca Burgess
One-half interest
Will Records of Anne Arundel County,
Liber RID 1 Folio 195

February 27, 1886: John B. Wells, Sheriff, sell the undivided half interest of Rebecca Burgess to Cyrus N. Joyce
Land Records of Anne Arundel County,
Liber SH 27 Folio 550

April 4, 1884: Margaret Ann Owings devised to Samuel Owings, Ida Birckhead, Henrietta Proutt, et al
Equity Case 2680: Samuel Owings, Jr., et al, versus Margaret A. Proutt

August 22, 1905: Joseph F. Birckhead, Trustee ordered by court to sell property, to Ida R. Birckhead
Land Records of Anne Arundel County,
Liber GW 48 Folio 170

October 13, 1910: Ida R. and Joseph Birckhead to Samuel Owings
One-half interest
Land Records of Anne Arundel County,
Liber GW 83 Folio 60

October 2, 1920: Ida R. and Joseph Birckhead, and Samuel and Lulu Owings to Walter H. Hart
Land Records of Anne Arundel County,
Liber WNW 33 Folio 5

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-1315~~

54 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

March 12, 1943: Mercantile Trust Company, Executor of the
estate of Walter H. Hart, to Annapolis
Realty, Inc.
Land Records of Anne Arundel County,
Liber JHH 274 Folio 492

September 3, 1948: Annapolis Realty, Inc. to Schamyl and
Isabelle Cochran
Land Records of Anne Arundel County,
Liber JHH 487 Folio 587

June 6, 1949: Schamyl and Isabelle Cochran to Marie
Gregory Doyle
Sale included 54-56 Cornhill Street
Land Records of Anne Arundel County,
Liber JHH 524 Folio 522

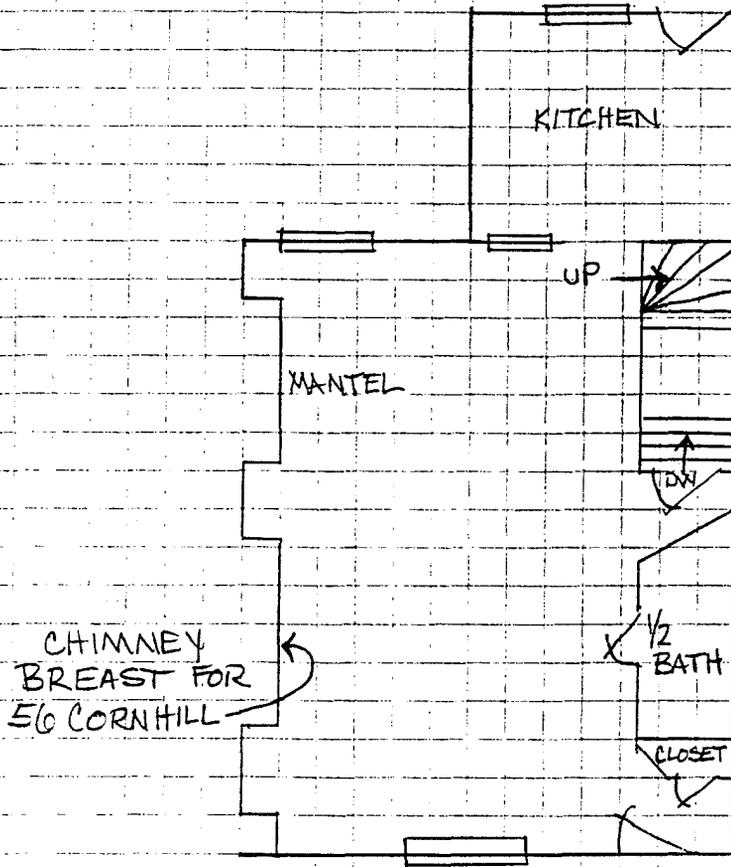
April 29, 1952: Marie Gregory Doyle and James Madison
Doyle to Mary Lewis Bondy
Land Records of Anne Arundel County,
Liber JHH 678 Folio 501

December 3, 1958: Mary Lewis (formerly Bondy) to Olivia K.
Sibley
Land Records of Anne Arundel County,
Liber GTC 1259 Folio 310

April 15, 1971: Olivia K. Brown (formerly Sibley) to Joel
and Linda Rizzo
Land Records of Anne Arundel County,
Liber 2400 Folio 790

February 3, 1989: Joel and Linda Rizzo to Joel Rizzo,
trustee for the Joel Rizzo Revocable
Trust
Land Records of Anne Arundel County,
Liber 4800 Folio 351

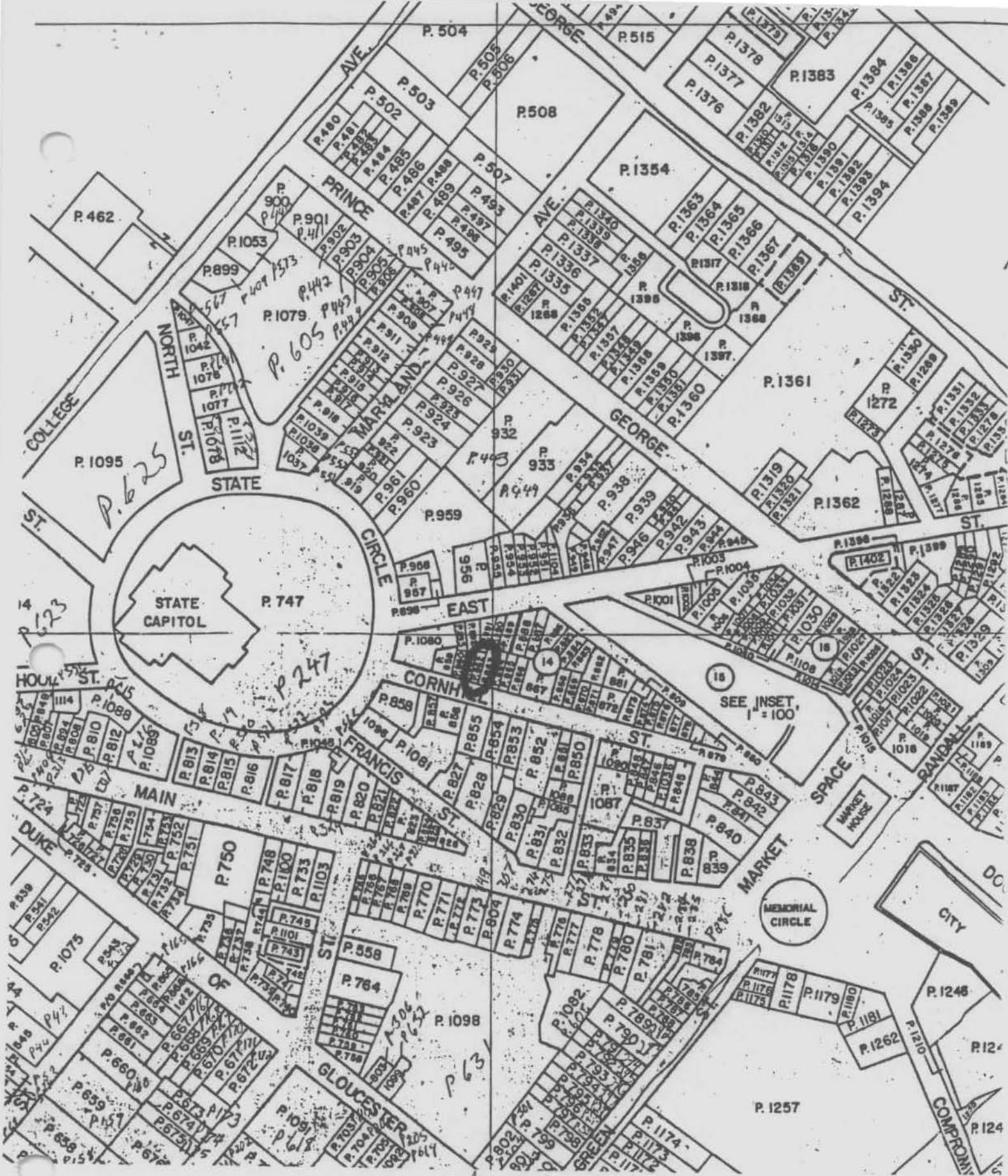
AA-~~714~~452



54 CORNHILL STREET

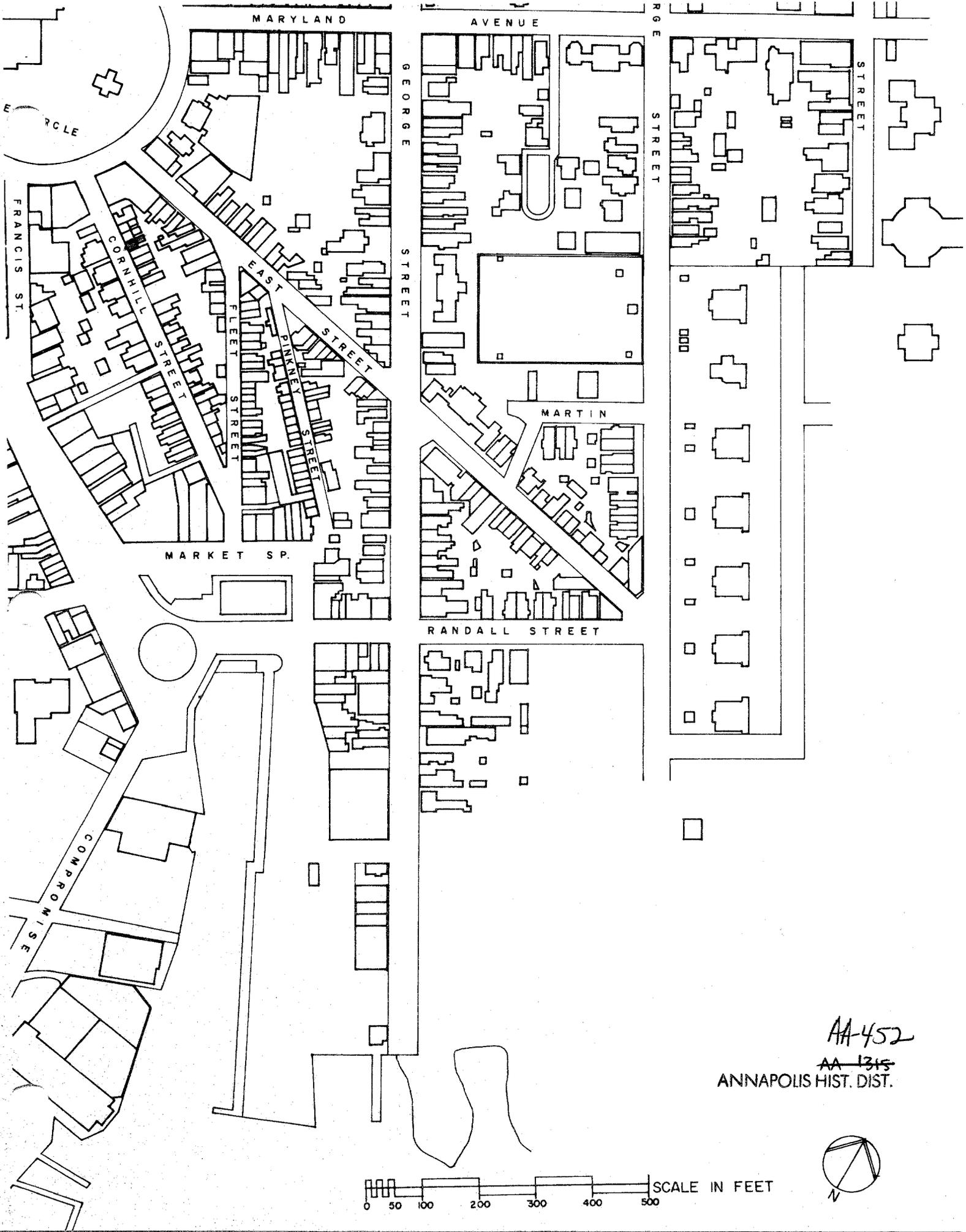
FIRST FLOOR

↑ NORTH
NOT TO SCALE



AA-452

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



E RCLE

FRANCIS ST.

CORN HILL STREET

FLEET STREET

PINKNEY STREET

EAST STREET

MARKET SP.

COMPROMISE

MARYLAND

AVENUE

GEORGE STREET

STREET

MARTIN

RANDALL STREET

GEORGE STREET

STREET

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AA-1315

ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





AA-452

~~AA-1315~~

54 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

STREETSCAPE, LOOKING NORTHEAST

1 OF 4



AA-452

~~AA-1315~~

54 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

FACADE, LOOKING NORTH

2 OF 4



AA-452

~~AA-1315~~

54 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

NORTH ELEVATION AND REAR ELL,

LOOKING SOUTHWEST

3 OF 4



AA-452

~~AA-1315~~

54 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

FIRST FLOOR, LOOKING NORTH

4 OF 4

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 450/55</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR: Jeremiah Hughes
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Federal
DATE BUILT: c.1821

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 56 Cornhill Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 370
OWNER: Patricia M. Harris ADDRESS: P.O. Box 566 Severna Park, MD 21146
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon ()
 - 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 () Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X) Wings () Other: Stoop

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 1/2

Number of Bays: 2 x 3

Approximate Dimensions: 15 x 25

Entrance Location: Left

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gabled dormer with 6/6 sash; corbeled brick cornice; splayed brick arches at windows, arch and transom removed, new brick stoop; timber lintel and sill at cellar window; later door.

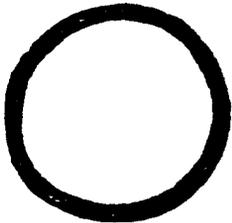
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important Federal townhouse on its own merits, of far greater importance as a row of three; critical to the streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



56 Cornhill

AA 452

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

RW Elevation/camera facing NE

CAPSULE SUMMARY

56 Cornhill Street

~~(AA-55)~~
AA-452

The building at 56 Cornhill Street in downtown Annapolis is one of a row of four single-family dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. Following the sale of 60 Cornhill Street in 1822, the remaining row of three dwellings from 54 to 58 Cornhill Street was continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

The modest 2-1/2-story, two-bay vernacular Federal brick house is the third in the row extending southeast from State Circle. The row is pierced by a single entry passageway with an arched opening that is located between the dwellings at 56 and 58 Cornhill Street. Set upon a raised brick foundation, the brick facade is laid in Flemish bond. The continuous gable roof is edged by an early example of a corbelled brick cornice, which appears on both the facade and rear elevation. The interior of the house was entirely renovated during the 1940s or 1950s, and a two-story rear ell was added to the modest house after 1954.

AA-452

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. ~~AA-55~~

=====

1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 56 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>	<u> </u>	<u> </u>	buildings
<u> </u>	<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	<u>0</u>	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District

No

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)
Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)
Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)
Federal

Materials (Enter categories from instructions)
foundation Brick
roof Gable: Standing Seam Metal
walls Brick: Flemish Bond
other _____

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

See Continuation Sheet No. 7-1

=====
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.

Maryland Inventory of Historic Properties
56 Cornhill Street
Annapolis, Maryland

AA-452
Inventory No. ~~AA-55~~
Page 4

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1821-1949

Significant Dates 1821
1949

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

=====

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.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

"Historic View of Annapolis from State House", circa 1876-1877, in possession of William McWilliams, Jr, owner of 41 State Circle.

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.

Radoff, Morris L., *The State House at Annapolis*, Annapolis, MD: 1972.

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

Warren, Marion E. and Mame, *The Train's Done Been and Gone*, Annapolis, MD: M.E. Warren, 1976.

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.

=====
10. Geographical Data
=====

Acreeage of Property Less than one acre

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

The building at 56 Cornhill Street is located on Parcel 861 on Tax Map 4-6, dated 1991.

Boundary Justification (Explain why the boundaries were selected.)

The building at 56 Cornhill Street has been historically associated with Parcel 861 since its construction in 1821.

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

name/title L. Trieschmann & K. Williams, Architectural Historian
organization Traceries date February 16, 1996
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Patricia Macaulay Harris
street & number 56 Cornhill Street telephone 410/280-5672
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-55 ^{AA-452}

Section 7 Page 1

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

The modest 2-1/2-story, two-bay brick house at 56 Cornhill Street forms one of a row of four attached dwellings built in 1821. The vernacular Federal house is the third in the row which extends southeast from State Circle. The row is pierced by a single entry passageway with an arched opening that it located between the dwellings at 56 and 58 Cornhill Street. Set upon a raised brick foundation, the brick facade is laid in Flemish bond. The continuous gable roof is edged by an early example of a corbelled brick cornice, which appears on both the facade and rear elevation. The interior of the house was entirely renovated during the 1940s or 1950s, and a two-story rear ell was added to the modest house after 1954.

EXTERIOR DESCRIPTION:

The facade (south elevation) of the building is divided into two bays with a side entry door and window on the first story, and two windows located in the second story. The entry is set above the raised foundation and is reached by contemporary brick steps with a contemporary wrought-iron railing. The entry has a four-panelled wood replacement door set within the opening with a reconstructed jack-arched lintel. The 9/6 window to the east of the door has an original jack-arched lintel, which has been repointed, and interior beaded surround. The second story features two 6/6 windows with header-course lintels and square-edged replacement surrounds. The attic level has a single front gable dormer on center with the original 6/6 wood sash window. The basement level has one three-light awning window with a large wooden lug lintel. The Flemish bond brickwork of the facade has been repointed in several places, including most notably is the area surrounding the entrance door.

An early example of its type, the corbelled brick cornice extends the length of the facade. The cornice is inadvertently obscured by the slight overhang of the gable roof, which is clad with standing seam metal.

An arched entry opening between the attached buildings at 56 and 58 Cornhill Street leads into a covered passageway that provides access to the rear of the property. The arched opening is closed to the street by a wooden, vertical board gate with trellis work above.

The north (rear) elevation includes a partial bay of the main block of the house and the kitchen ell, which extends from the southern

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-55~~

Section 7 Page 2

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
end of the elevation. Originally laid in a three-course American bond, much of the brickwork on this elevation appears to have been re-laid; only the horizontal section between the first and second stories survives intact. The exposed bay of the main block of the house has one 6/6 window on the first story and one 6/6 window on the second story. The corbelled brick cornice, identical to the cornice found on the facade, is visible above the second story window on this elevation.

The rear ell, constructed sometime after 1954, is built of concrete block with a stucco finish. A one-story shed roof frame wing with German siding abuts the ell, and has a stucco clad second story. The east wall of the rear ell has no openings, while the west wall has recessed casement windows, two on the first story and one on the second story, with brick sills. A single entry door is located in the east side wall of the one-story frame wing.

The passage between 56 and 58 Cornhill Street has brick walls, although the bonding pattern was not visible from surveyor's vantage point, a beaded board ceiling, and brick lined floor.

INTERIOR DESCRIPTION:

The interior was not accessible and not included in the survey. Although, based upon ownership records and oral histories, the interior was renovated along with 54 Cornhill Street in the 1940s or 1950s, leaving none of the original materials or details intact.

A projecting chimney breast is located on the east side wall on center of what was originally the front room. The rear room of the dwelling originally did not have a fireplace opening, and thus, was not heated directly, although a chimney breast is located on center in the rear room of the adjoining building at 54 Cornhill Street.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-55~~

Section 8 Page 1

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
The building at 56 Cornhill Street is one of four single-family dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. Following the sale of 60 Cornhill Street in 1822, the remaining row of three dwellings from 54 to 58 Cornhill Street was continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

SITE HISTORY

The land presently designated as 56 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.¹ 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 staymaker² 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 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

¹ "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

² 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-452

Inventory No. ~~AA-55~~

Section 8 Page 2

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
1779.³ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁴

PROPERTY HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. Many of the lots were improved by tenants through the construction of single dwellings, taverns, and stables. On October 5, 1770, Charles Wallace leased the property corresponding today with the brick houses at 54-60 Cornhill Street to William Curry. Curry, who worked as a tailor, sold the lease for the undeveloped property in 1780 to carpenter Joshua Frazier. Four years later, in 1784, Frazier purchased the property from Wallace.

Following the death of Frazier about 1799, the property was transferred to his nephew Richard Frazier. Richard Frazier continued to maintain the unimproved land, which consisted of Lots 1, 2, and 3. By 1820, Gilbert Middleton, acting as trustee for the Frazier estate, conveyed all three lots to Walter Cross for \$950.

BUILDING HISTORY

Immediately upon purchasing the unimproved land, Cross sold it to Jeremiah Hughes. Hughes, owner of the *Maryland Republican*, proceeded to erect four single-family rowhouses on the property. Identical in massing and detailing, the modest brick dwellings, designated as 54-60 Cornhill Street, were intended to be used as rental property. An influential businessman, Hughes improved numerous lots in Annapolis in the early part of the 19th century; in 1831, he was assessed \$7,800 for 14 improved lots. Despite having improved the property, Hughes transferred ownership of just the land back to Cross in 1821, while retaining title to the improvements. On March 28, 1822, Cross sold the land to Jacob Smith. At the same time, Hughes conveyed title of the improvements: "three new brick houses" designated as 54-56-58

³ 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.

⁴ Papenfuse, pp 234-235.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-55

AA-452

Section 8 Page 3

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
Cornhill Street. The deed of sale for the property at 54-58 Cornhill Street indicated that it "was to be deeded to Smith and used for the benefit of Eleanor Perkins...and at her death to go to her heirs. At no time was this property to be under control of her husband."⁵ Eleanor Perkins was assessed \$2,700 for three improved lots, which included the present day 54-56-58 Cornhill Street.

The building at 60 Cornhill Street, however, had been sold by Hughes on March 28, 1822, the same day as the sale to Smith, to the Trustees of the Methodist Society for the Severn District. The structure was then significantly altered by the addition of a third story, sloped roof, and Italianate style cornice with overhanging brackets.

Sometime between 1822 and 1832, the property was transferred or sold to William Brown of Ben. Brown died about 1834, devising his property to his daughter Margaret Ann Brown.⁶ Upon receiving title to the property, Margaret Brown conveyed and undivided half-interest to her aunt Henrietta Brown Pettibone. The three buildings continued to be used as rental property by Pettibone and Brown until 1886, when Rebecca Burgess, the daughter of Henrietta and Phillip Pettibone, was forced to sell her half-interest to Cyrus Joyce. The 1900 census shows that waterman Andrew Sands and his wife Bertha lived in the building at 56 Cornhill Street.

The heirs of Margaret Brown Owings and Cyrus Joyce owned the property until 1905, at which time it was sold by trustee Joseph F. Birckhead to Ida R. Birckhead, a relative of Owings. Due to the vast number of Owings heirs, the court had ordered that the divided one-half interest of the Owing's be sold. By 1910, the Birckheads had obtained full title to the property and therefore conveyed a half-interest back to Samuel Owings, the son of Margaret Brown. The census records for 1910 lists painter Samuel Morgan as lessee of 56 Cornhill Street.

On October 2, 1920, the Birckheads and Samuel Owings sold the three brick buildings to Walter H. Hart. Changing hands several times during the 1940s, the three buildings were sold separately for the first time in 1949. In June 1949, Schamyl and Isabelle Cochran sold 54 and 56 Cornhill Street to Marie Gregory Doyle, while

⁵ Land Records of Anne Arundel County, Liber WSG 8, Folio 445.

⁶ Will Records of Anne Arundel County, Liber TTS 1, Folio 192.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-55~~

Section 8 Page 4

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

retaining 58 Cornhill Street. By 1954, however, the Cochrans had also sold 58 Cornhill Street to Doyle.

Marie Gregory Doyle sold 54 Cornhill Street to Mary Lewis Bondy in 1952 and, in 1953, sold 56 Cornhill Street to Charles Wellington Gray. Gray sold the building in two years to Grace Powell Hillard. The city directory for 1963 indicates that 56 Cornhill Street was occupied by Grace P. Hillard, the first owner-occupant. The building at 56 Cornhill Street was purchased by Patricia Macaulay Harris in 1967. As the present owner, Harris uses the building as rental property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-55~~

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Agricultural-Industrial Transition, 1815-1870
Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

Architecture, Landscaped Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): Domestic: Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-452
~~AA-55~~

56 Cornhill Street

name of property

Annapolis, Maryland

county and state

=====
Chain of Title for 56 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
- October 5, 1770: Charles Wallace leased Lot 3 to William Currie
Provincial Court Judgement,
Liber B Folio 314
- August 5, 1780: William Currie sold lease to Joshua Frazier
Provincial Court Judgement,
Liber NH 1 Folio 168
- February 18, 1784: Joshua Frazier purchased property from Charles Wallace
Provincial Court Judgement,
Liber IBH 1 Folio 183
- 1799: Joshua Frazier devised to nephew Richard Frazier
Chancery Court Case
Liber B 116 Folio 107
- March 18, 1820: Gilbert Middleton, trustee for the Richard Frazier estate, sold Lots 1, 2, and 3 to Walter Cross
Land Records of Anne Arundel County,
Liber WSG 8 Folio 450
- 1821: Walter Cross to Jeremiah Hughes
- March 28, 1822: Walter Cross and Jeremiah Hughes to Jacob Smith
Land Records of Anne Arundel County,
Liber WSG 8 Folio 445

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-55 ^{AA-452}

56 Cornhill Street

name of property

Annapolis, Maryland

county and state

=====

circa 1834: Jacob Smith to William Brown of Ben, who devised to daughter Margaret Ann Brown and sister Henrietta Pettibone
Equity Case 2680
Will Records of Anne Arundel County,
Liber TTS 1 Folio 192

December 3, 1870: Phillip Pettibone, husband of Henrietta Pettibone, devised to daughter Rebecca Burgess
One-half interest
Will Records of Anne Arundel County,
Liber RID 1 Folio 195

February 27, 1886: John B. Wells, Sheriff, sell the undivided half interest of Rebecca Burgess to Cyrus N. Joyce
Land Records of Anne Arundel County,
Liber SH 27 Folio 550

April 4, 1884: Margaret Ann Owings devised to Samuel Owings, Ida Birckhead, Henrietta Proutt, et al
Equity Case 2680: Samuel Owings, Jr., et al, versus Margaret A. Proutt

August 22, 1905: Joseph F. Birckhead, Trustee ordered by court to sell property, to Ida R. Birckhead
Land Records of Anne Arundel County,
Liber GW 48 Folio 170

October 13, 1910: Ida R. and Joseph Birckhead to Samuel Owings
One-half interest
Land Records of Anne Arundel County,
Liber GW 83 Folio 60

October 2, 1920: Ida R. and Joseph Birckhead, and Samuel and Lulu Owings to Walter H. Hart
Land Records of Anne Arundel County,
Liber WNW 33 Folio 5

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-55 ^{AA-457}

56 Cornhill Street
name of property
Annapolis, Maryland
county and state

- =====
- March 12, 1943: Mercantile Trust Company, Executor of the
 estate of Walter H. Hart, to Annapolis
 Realty, Inc.
 Land Records of Anne Arundel County,
 Liber JHH 274 Folio 492

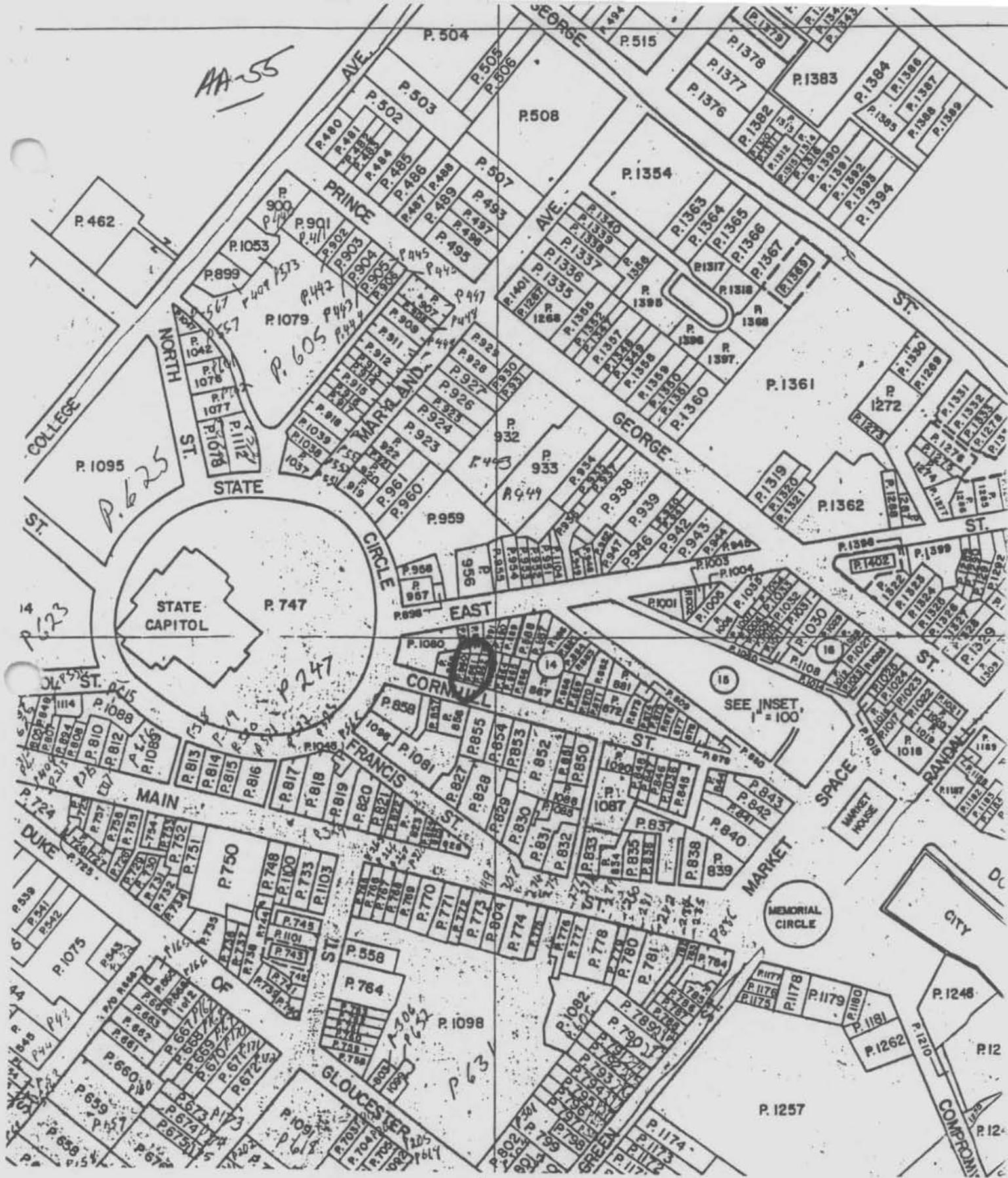
 - September 3, 1948: Annapolis Realty, Inc. to Schamyl and
 Isabelle Cochran
 Land Records of Anne Arundel County,
 Liber JHH 487 Folio 587

 - June 6, 1949: Schamyl and Isabelle Cochran to Marie
 Gregory Doyle
 Sale included only 54 Cornhill Street
 Land Records of Anne Arundel County,
 Liber JHH 524 Folio 522

 - March 27, 1953: Marie Gregory Doyle and James Madison
 Doyle to Charles Wellington Gray and
 Evelyn Ford Gray
 Land Records of Anne Arundel County,
 Liber JHH 745 Folio 533

 - March 15, 1955: Charles Wellington Gray and Evelyn Ford
 Gray to Grace Powell Hillard
 Land Records of Anne Arundel County,
 Liber JHH 910 Folio 273

 - December 7, 1967: Grace Powell Hillard to Patricia Macaulay
 Harris
 Land Records of Anne Arundel County,
 Liber 2129 Folio 161



AA-452

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



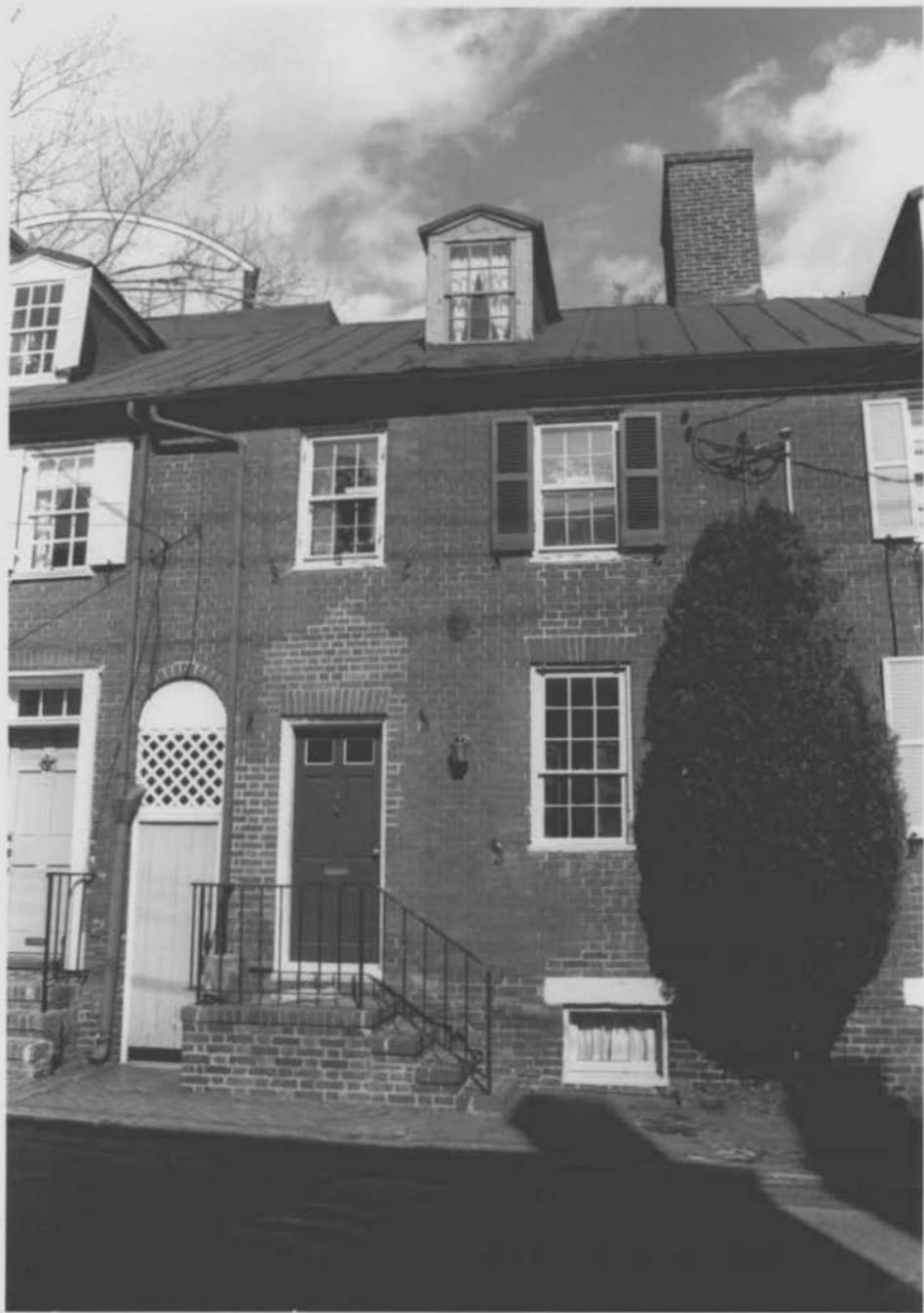
AA-452

~~AA-55~~

50 CORNHILL ST
ANNAPOLIS, MD

TRACERIES
MARCH 1996

MD SHPO
SOUTH ELEVATION
1 OF 4



AA-452

~~AA-55~~

56 CORNHILL ST
ANNAPOLIS, MD
TRACERIES

JANUARY 1996

MARYLAND SHPO
FACADE, LOOKING NORTH

2 OF 4



AA-452

~~AA-55~~

56 CORNHILL ST
ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

NORTH ELEVATION AND REAR ELL,
LOOKING WEST

3 OF 4



AA-452

~~AA-55~~

56 CORNHILL ST
ANNAPOLIS, MD

TRACERIES

JANUARY 1996

MARYLAND SHPO

NORTH ELEVATION AND REAR ELL,
LOOKING WEST

4 OF 4

AA-452

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER:	AA 1316 452
NEGATIVE FILE NUMBER:	
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	SF Res
ORIGINAL USE:	SF Res
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	Jeremiah Hughes
PHYSICAL CONDITION OF STRUCTURE:	Excellent () Good (X) Fair () Poor: ()
THEME:	
STYLE:	Federal, Altered
DATE BUILT:	c.1821

COUNTY:	Anne Arundel
TOWN:	Annapolis
LOCATION:	58 Cornhill Street
COMMON NAME:	
FUNCTIONAL TYPE:	Res Map 32 Par 369
OWNER:	Elizabeth M. Pearson
ADDRESS:	58 Cornhill Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC:	Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE:	Local (X) State () National ()

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 () Towers () Cupolas () Dormers (X) 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 1/2
 Number of Bays: 2
 Approximate Dimensions: 15 x 25

Entrance Location: Right

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gabled dormer with 6/6 sash; corbeled brick cornice; splayed brick arches at all windows; first floor window lengthened, with added wrought iron railing; transom lit door opening original but later inappropriate frame.

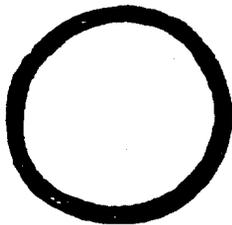
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important Federal townhouse on its own merits, of far greater importance as a row of three; critical to the streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

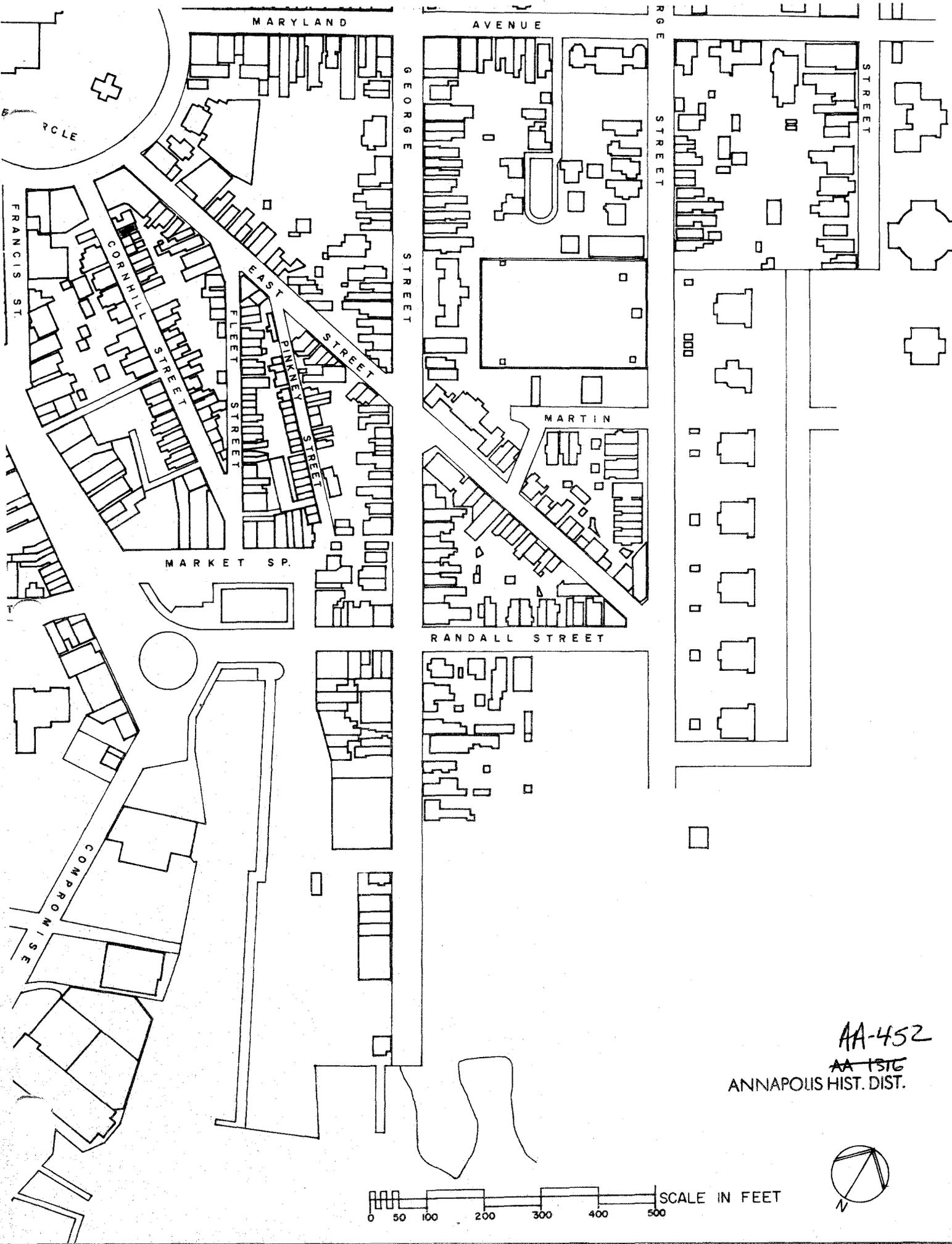
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

AUG. 1983



MARYLAND

AVENUE

GEORGE

STREET

ROBERT

STREET

STREET

CORNHILL

STREET

EAST

STREET

FLEET

STREET

PINKNEY

STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPROMISE

ST.

AA-452

AA-1516

ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





AA-452

AA1316

58 Cornhill
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
SWElevation/camera facing NE

CAPSULE SUMMARY

58 Cornhill Street

~~(AA-1316)~~ AA-452

The building at 58 Cornhill Street in downtown Annapolis is one of four single-family dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. Following the sale of 60 Cornhill Street in 1822, the remaining row of three dwellings from 54 to 58 Cornhill Street was continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

The modest 2-1/2-story, two-bay brick house at 58 Cornhill Street is the second in the row of vernacular Federal dwellings extending east from State Circle and is separated from 56 Cornhill Street by an arched passageway on the first story. Set above a raised brick foundation and featuring a facade laid in Flemish bond, the house is covered with a continuous gable roof with a corbelled brick cornice; an interior brick chimney is shared by 58 and 60 Cornhill Street. The entire row of four dwellings measures 68 feet wide, and the property lines actually zig-zags vertically between the buildings. The width of the individual buildings differs not only between houses, but between floors.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-452
~~AA-1316~~

=====

1. Name of Property

=====

historic name _____
common/other name _____

=====

2. Location

=====

street & number 58 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>	<u> </u>	<u> </u>	buildings
<u> </u>	<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	<u> </u>	objects
<u>1</u>	<u> </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
58 Cornhill Street
Annapolis, Maryland

AA-452
Inventory No. ~~AA-1316~~
Page 2

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation Brick
roof Gable: Standing Seam Metal
walls Brick: Flemish Bond
other _____

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

See Continuation Sheet No. 7-1

=====
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.

Maryland Inventory of Historic Properties
58 Cornhill Street
Annapolis, Maryland

AA-452
Inventory No. ~~AA-1316~~
Page 4

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1821-1949

Significant Dates 1821
1949

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

=====

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 View of Annapolis from State House", circa 1876-1877, in possession of William McWilliams, Jr, owner of 41 State Circle.

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.

Radoff, Morris L., *The State House at Annapolis,* Annapolis, MD: 1972.

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

Warren, Marion E. and Mame Warren, *The Train's Done Been and Gone,* Annapolis, MD: M.E. Warren, 1976.

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
58 Cornhill Street
Annapolis, Maryland

AA-452
Inventory No. ~~AA-1316~~
Page 6

=====
10. Geographical Data
=====

Acreage of Property Less than one acre

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

The building at 58 Cornhill Street is located on Parcel 850 on Tax Map 4-6, dated 1991.

Boundary Justification (Explain why the boundaries were selected.)

The building at 58 Cornhill Street has been historically associated with Parcel 850 since its construction in 1821.

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

name/title L. Trieschmann & K. Williams, Architectural Historian
organization Traceries date March 16, 1996
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Elizabeth Pearson
street & number 58 Cornhill Street telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-1316~~

Section 7 Page 1

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

The modest 2-1/2-story, two-bay wide brick house at 58 Cornhill Street forms one of a row of four attached dwellings built in 1821. This vernacular Federal house is the second in the row from west from State Circle and is separated from 56 Cornhill Street by an arched passageway on the first story. Set above a raised brick foundation and featuring a facade laid in Flemish bond, the house is covered with a continuous gable roof with a corbelled brick cornice; an interior brick chimney is shared by 58 and 60 Cornhill Street. The entire row of four dwellings measures 68 feet wide, and the width of the individual buildings differs not only between houses, but between floors. The property lines actually zig-zags vertically between the dwellings.

The building at 60 Cornhill Street historically was a 2-1/2-story dwelling covered by the continuous gable roof with a corbelled brick cornice; however, upon being sold separately in 1822, the building was substantially altered by the construction of a third story, sloped roof, and detailed Italianate style cornice. Architecturally, the building no longer reads as the a member of the row; however, historically it remains as such.

EXTERIOR DESCRIPTION

The facade (south elevation) is divided into two bays with a side entry door and window on the first story and two windows located in the second story. The entry, located in the east end bay, is set above the raised foundation and is reached by contemporary brick stairs and wrought-iron railing. A six-panelled wood replacement door with a three-light transom is recessed into the brick walls with replacement surrounds and a relaid lintel. A 12-light French window (replacement) is located in the west end bay with a contemporary wrought-iron railing across it. The basement level has one three-light window with an original large wood lintel.

The second story features two 6/6 windows with interior beaded surrounds. A single 6/6 gable dormer window is located on center of the front slope of the roof, above the corbelled brick cornice. The brickwork on the facade is relatively intact and has not suffered from the incompatible and extensive repointing that the other houses in the row have experienced.

An arched opening between the attached buildings at 58 and 56 Cornhill Street leads into a covered passageway that provides access to the rear of the property. The arched opening is closed to the street by a vertical board wooden gate with trellis work

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-1316~~

Section 7 Page 2

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

above. The passage between 56 and 58 Cornhill Street has brick walls (bonding pattern not visible from surveyor's vantage point), a beaded board ceiling, and brick lined floor.

The interior was not accessible and not included in the survey.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-1316~~

Section 8 Page 1

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
The building at 58 Cornhill Street is one of a row of four attached dwellings constructed in 1821 by Jeremiah Hughes, owner of the *Maryland Republican* newspaper. In 1822, 60 Cornhill Street was sold individually from the group of four building, but 54-58 Cornhill Street were continuously owned until 1949 by the same individual, who used them as worker-class rental property. This intact row of four dwellings contributes to the historical and cultural understanding of the city's working class environment in the early to mid-19th century.

SITE HISTORY

The land presently designated as 58 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.¹ 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 staymaker² 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 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

¹ "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

² 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-452

Inventory No. ~~AA-1316~~

Section 8 Page 2

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
1779.³ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁴

PROPERTY HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. Many of the lots were improved by the tenants with the construction of single dwellings, taverns, and stables. On October 5, 1770, Charles Wallace leased the property corresponding today with the brick houses at 54-60 Cornhill Street to William Curry. Curry, who worked as a tailor, sold the lease for the undeveloped property in 1780 to carpenter Joshua Frazier. Four years later, in 1784, Frazier purchased the property from Wallace.

Following the death of Frazier about 1799, the property was transferred to his nephew Richard Frazier. Frazier continued to maintain the unimproved land, which consisted of Lots 1, 2, and 3. By 1820, Gilbert Middleton, acting as trustee for the Frazier estate, conveyed all three lots to Walter Cross for \$950.

BUILDING HISTORY

Immediately upon purchasing the unimproved land, Cross sold it to Jeremiah Hughes. Hughes, owner of the *Maryland Republican*, proceeded to erect four single-family rowhouses on the property. Identical in massing and detailing, the modest brick dwellings, designated as 54-60 Cornhill Street, were intended to be used as rental property. An influential businessman, Hughes improved numerous lots in Annapolis in the early part of the 19th century; in 1831, he was assessed \$7,800 for 14 improved lots. Despite having improved the property, Hughes transferred ownership of the land back to Cross in 1821. On March 28, 1822, Cross sold the land to Jacob Smith. At the same time, Hughes conveyed title of the improvements: "three new brick houses" designated as 54-56-58 Cornhill Street. The deed of sale for the property at 54-58

³ 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.

⁴ Papenfuse, pp 234-235.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-1316~~

Section 8 Page 3

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
Cornhill Street indicated that it "was to be deeded to Smith and used for the benefit of Eleanor Perkins...and at her death to go to her heirs. At no time was this property to be under control of her husband."⁵ Eleanor Perkins was assessed \$2,700 for three improved lots, which included the present day 54-56-58 Cornhill Street.

The building at 60 Cornhill Street, however, had been sold by Hughes on March 28, 1822, the same day as the sale to Smith, to the Trustees of the Methodist Society for the Severn District. The structure was then significantly altered by the addition of a third story, sloped roof, and Italianate style cornice with overhanging brackets.

Sometime between 1822 and 1832, the property was transferred or sold to William Brown of Ben. Brown died about 1834, devising his property to his daughter Margaret Ann Brown. Upon receiving title to the property, Margaret Brown conveyed an undivided half-interest to her aunt Henrietta Brown Pettibone. The three buildings continued to be used as rental property by Pettibone and Brown until 1886, when Rebecca Burgess, the daughter of Henrietta and Phillip Pettibone, was forced to sell her half-interest to Cyrus Joyce. The 1885 census shows that John Hammond and his wife Priscilla lived in the building at 58 Cornhill Street. By 1900, German-born Herman Vorstet was living in the dwelling.

The heirs of Margaret Brown Owings and Cyrus Joyce owned the property until 1905, at which time it was sold by trustee Joseph F. Birkhead to Ida R. Birkhead, a relative of Owings. Due to the vast number of Owings heirs, the court had ordered that the divided one-half interest of the Owing's be sold. By 1910, the Birkheads had obtained full title to the property and therefore conveyed a half-interest back to Samuel Owings, the son of Margaret Brown. The census records show that in 1910 Eliza Colton and her family were leasing the dwelling.

On October 2, 1920, the Birkheads and Samuel Owings sold the three brick buildings to Walter H. Hart. Changing hands several times during the 1940s, the three buildings were sold separately for the first time in 1949. In June 1949, Schamyl and Isabelle Cochran sold 54 and 56 Cornhill Street to Marie Gregory Doyle, while retaining 58 Cornhill Street. By 1954, however, the Cochrans sold 58 Cornhill Street to Doyle.

⁵ Land Records of Anne Arundel County, Liber WSG 8, Folio 445.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. AA-1316

Section 8 Page 4

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
Marie Gregory Doyle sold 58 Cornhill Street to Charles Wellington Gray in 1955. In 1953, Gray had purchased 56 Cornhill Street from Doyle and used both buildings as rental property. By the 1960s, 58 Cornhill Street was purchased by widow Juliet Berry Iglehart Offutt. In 1970, Offutt transferred ownership to Ann Davy Offutt Boyden. Eight years later, in 1978, the property was purchased by present owner Elizabeth M. Pearson.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-1316~~

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Agricultural-Industrial Transition, 1815-1870
Industrial/Urban Dominance, 1870-1930
Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

Architecture, Landscaped Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): Domestic: Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-452
~~AA-1316~~

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
Chain of Title for 58 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

October 5, 1770: Charles Wallace leased Lot 3 to William Currie
Provincial Court Judgement,
Liber B Folio 314

August 5, 1780: William Currie sold lease to Joshua Frazier
Provincial Court Judgement,
Liber NH 1 Folio 168

February 18, 1784: Joshua Frazier purchased property from Charles Wallace
Provincial Court Judgement,
Liber IBH 1 Folio 183

1799: Joshua Frazier devised to nephew Richard Frazier
Chancery Court Case
Liber B 116 Folio 107

March 18, 1820: Gilbert Middleton, trustee for the Richard Frazier estate, sold Lots 1, 2, and 3 to Walter Cross
Land Records of Anne Arundel County,
Liber WSG 8 Folio 450

1821: Walter Cross to Jeremiah Hughes

March 28, 1822: Walter Cross and Jeremiah Hughes to Jacob Smith
Land Records of Anne Arundel County,
Liber WSG 8 Folio 445

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452

Inventory No. ~~AA-1316~~

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

- =====
- circa 1834: Jacob Smith to William Brown of Ben, who devised to daughter Margaret Ann Brown and sister Henrietta Pettibone
Equity Case 2680
Will Records of Anne Arundel County,
Liber TTS 1 Folio 192
- December 3, 1870: Phillip Pettibone, husband of Henrietta Pettibone, devised to daughter Rebecca Burgess
One-half interest
Will Records of Anne Arundel County,
Liber RID 1 Folio 195
- February 27, 1886: John B. Wells, Sheriff, sell the undivided half interest of Rebecca Burgess to Cyrus N. Joyce
Land Records of Anne Arundel County,
Liber SH 27 Folio 550
- April 4, 1884: Margaret Ann Owings devised to Samuel Owings, Ida Birckhead, Henrietta Proutt, et al
Equity Case 2680: Samuel Owings, Jr., et al, versus Margaret A. Proutt
- August 22, 1905: Joseph F. Birckhead, Trustee ordered by court to sell property, to Ida R. Birckhead
Land Records of Anne Arundel County,
Liber GW 48 Folio 170
- October 13, 1910: Ida R. and Joseph Birckhead to Samuel Owings
One-half interest
Land Records of Anne Arundel County,
Liber GW 83 Folio 60
- October 2, 1920: Ida R. and Joseph Birckhead, and Samuel and Lulu Owings to Walter H. Hart
Land Records of Anne Arundel County,
Liber WNW 33 Folio 5

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-452
Inventory No. ~~AA-1316~~

58 Cornhill Street
name of property
Annapolis, Maryland
county and state

=====
March 12, 1943: Mercantile Trust Company, Executor of the
estate of Walter H. Hart, to Annapolis
Realty, Inc.
Land Records of Anne Arundel County,
Liber JHH 274 Folio 492

September 3, 1948: Annapolis Realty, Inc. to Schamyl and
Isabelle Cochran
Land Records of Anne Arundel County,
Liber JHH 487 Folio 587

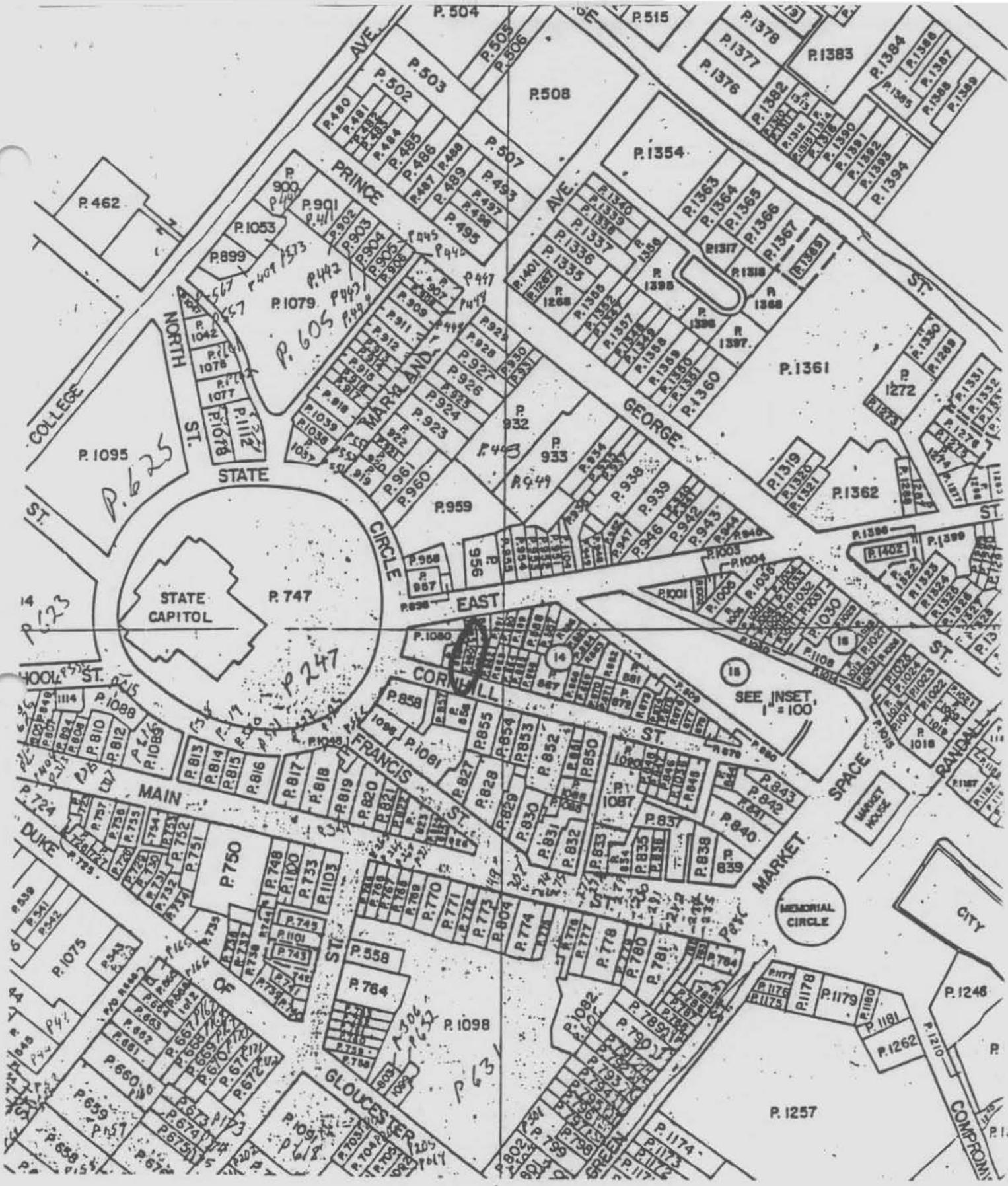
August 4, 1955: Schamyl and Isabelle Cochran to R.
Tilghman Brice, III, trustee
Land Records of Anne Arundel County,
Liber JHH 852 Folio 159

August 27, 1954: R. Tilghman Brice, III, trustee for
Schamyl and Isabelle Cochran, to Marie
Gregory Doyle
Sale included only 58 Cornhill Street
Land Records of Anne Arundel County,
Liber JHH 858 Folio 117

March 16, 1955: Marie Gregory Doyle and James Madison
Doyle to Charles Wellington Gray and
Evelyn Ford Gray
Land Records of Anne Arundel County,
Liber JHH 911 Folio 10

August 13, 1970: Juliet Berry Oglehart Offutt to Ann D.O.
Boyden
Land Records of Anne Arundel County,
Liber 2357 Folio 683

August 31, 1978: Ann Davy Offutt Boyden to Elizabeth M.
Pearson
Land Records of Anne Arundel County,
Liber 3120 Folio 801



AA-452

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



AA-452

~~AA-1316~~

58 CORNHILL ST

ANNAPOLIS, MD

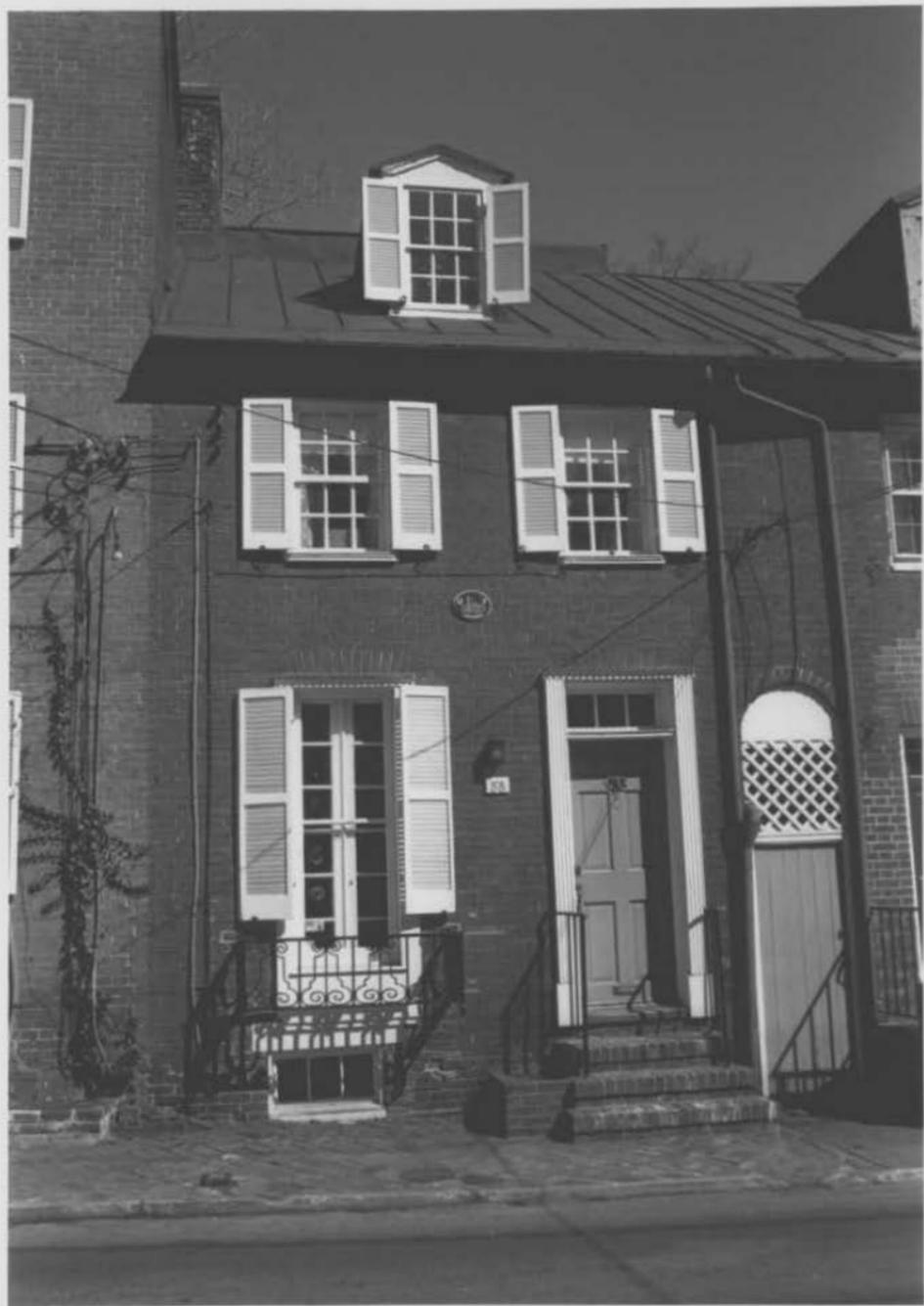
TRACERIES

MARCH 1996

MD SHPO

SOUTH ELEVATION

1 OF 3



AA-452

AA-452

~~AA-1316~~

58 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

MARCH 1996

MD SHPO

SOUTH ELEVATION

2 OF 3



AA-452

~~AA-1316~~

58 CORNHILL STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1996

MD SHPO

DORMER DETAIL, SOUTH ELEVATION

3 OF 3