

**Capsule Summary for 48 Maryland Avenue; Annex to Opera House
AA-635**

The building located at 48 Maryland Avenue was built in the years following the construction of the abutting Opera House Building in 1872. The two-story frame building was designed to provide commercial space on the first story and residential space on the second story. The facade of the building has been severely altered by the addition of a false mansard roof and a deeply recessed commercial arcade.

The wood frame vernacular building, with a brick first story, is ornamented with cornerboards and dentil molding. A copper-covered pent roof has been applied above the first story of the facade. The roof has been altered by the addition of a false mansard, covered in asphalt shingles. Within the past fifteen years, the building has been renovated with the addition of a four-story stairwell and elevator to the west for the upper stories of 44-46 Maryland Avenue.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-635

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1. Name of Property

=====

historic name Annapolis Opera House
other names Opera House Building and Annex

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2. Location

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street & number 44-48 Maryland Avenue not for publication
city or town Annapolis vicinity
state Maryland code _____ county _____ code _____
zip code _____

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing		Noncontributing	
<u>2</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>2</u>	<u> </u>	<u> </u>	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No

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

Cat: <u>Social</u>	Sub: <u>Opera House</u>
<u>Commercial</u>	<u>Masonic Hall</u>
<u>Domestic</u>	<u>Store</u>
	<u>Dwelling</u>

Current Functions (Enter categories from instructions)

Cat: <u>Commercial</u>	Sub: <u>Office/Stores</u>

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7. Description
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Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Brick
roof Standing Seam Metal/Asphalt Shingles
walls Brick/Weatherboard

other _____

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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8. Statement of Significance
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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.

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1872
1875

Significant Dates 1872
1875

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Joseph M. Marshall, Contractor
Richard Tydings, Roofer

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.)

Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History.
Centreville, MD: Tidewater Publishers, 1984.

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and Maryland State Archives, Annapolis, Maryland.

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Theater in Annapolis. (Annapolis: The Colonial Players of
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Historical Trust. Department of Economic and Community
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Papenfuse, Edward. "Southern Urban Society after the Revolution:
Annapolis, Maryland, 1782-1786." Final Report for NEH Grant
#H69-0-178, Historic Annapolis Foundation, 1969.

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and 1920 Census; Anne Arundel County, Maryland.

Russo, Jean. "Information Sheet Regarding 44-46 Maryland Avenue,
April, 1872-February, 1873." Collected from The Maryland
Republican, September, 1985.

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October 19, 1978, p. 11.

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Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864, Reproduced, 1967.
Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.
Hopkins, G.M. Map of Annapolis, 1878.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Recorded Group SC1406.
Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

City Directories

Mullin-Kille and Capital-Gazette City Directories of Annapolis, MD.
Ohio: Mullin-Kille; Evening Capital; and the Maryland Gazette, 1949.

Polk's City Directories of Annapolis, MD. New York: R.L. Polk and Co., 1928, 1954.

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10. Geographical Data
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Acreage of Property less than 1 acre

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

The property designated 44-46 Maryland Avenue and known historically as the Annapolis Opera occupies Parcel 907 on Tax Map 32. The building located at 48 Maryland Avenue occupies Parcel 908 on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

This parcel has been associated with the property since the construction of the Opera House in 1872. Parcel 908 has been associated with the property since its construction between 1872 and 1883.

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11. Form Prepared By
=====

name/title Kim Williams & L. Trieschmann/Architectural Historians
organization Traceries date June 18, 1993 amended Oct. 25, 1993
street & number 5420 Western Avenue telephone (301) 6565283
city or town Chevy Chase state MD zip code 20815
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12. Property Owner
=====

name Mr. Robert Morse Wood
street & number 229 Prince George Street telephone (410) 263-8209
city or town Annapolis state MD zip code 21401
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Located at the corner of Maryland Avenue and Prince George Street, 44-46 Maryland Avenue was constructed circa 1872 as a freestanding commercial building. Designed to be used by the Masonic Lodge and the Opera Company, the brick structure provided space specifically for the needs of both organizations, as well as storefront space. The three-story building, documented to be the second commercial building on the block, is larger in size and scale than the other commercial buildings on the block. The front elevation faces Maryland Avenue, while the northeast elevation extends along Prince George Street. The northwest elevation faces Randall Court, with parking in the rear. The southwest elevation is connected to its neighbor at 48 Maryland Avenue, which provides a lobby entrance for the upper stories of 44-46 Maryland Avenue. A three-story elevator and stair tower has been added to the west elevation.

Built in the Italianate style, the building at 44-46 Maryland Avenue is a vast, three-story, six course American Bond brick structure with a front gable roof covered in standing seam metal. The front elevation, alluding to a temple front form, is five bays wide and features two store front entries. The projecting storefronts are comprised of four store windows with recessed entries. The storefront is adorned by a projecting cornice supported by brackets with transoms above the store windows. The roof is covered with standing seam metal (tin). Three interior corbel capped brick chimneys project from the west elevation. A large interior end brick chimney protrudes from the rear elevation. A full basement, located in the rear of the building, is approximately 45 feet in depth with crawl space to the front of the building. The brick foundation measures approximately eight feet in depth. A cornerstone, stating the date of construction as 1872, the builder's name, and the name of the Masons responsible for the construction of the building, appears on the corner of Maryland Avenue and Prince George Streets above the storefront.¹

The 40 foot wide front elevation features, on the first floor, two recessed store front entries flanked by storefront windows with copper glazing bars. The post 1900 storefronts, each approximately 20 feet wide, are decorated by recessed wood panels supported by a stone block foundation. The entry doors are wood and glass with recessed panels. Fluted steel supports with an acanthus leaf

¹The date and the names of the Masons are clearly visible on the cornerstone. The name of the builder is not intelligible and had to be verified by newspaper articles pertaining to the construction of the building in 1872.

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capital brace the second floor. The projecting store windows are capped with a wide cornice, with transoms above. The overhanging cornice of the storefront is supported by fluted brackets and modillions with a carved floral design, and carved molding and dentils. The second story has elongated segmental arched 9/9 window openings on projecting stone sills with brick hood ornamented by a stone keystone decorated with a Masonic symbol. Above the second story are five decorative brick recesses. The third story has segmental arched 1/1 and 6/6 windows with the same sill and hood as the second story. Historically, the windows on the third story were all 6/6 and the original sashes, having been stored in the basement of the building, are currently being reinstalled. The front gable roof is decorated by a pediment with a wide overhanging cornice ornamented by brackets, modillions, and dentil molding. The center of the gable is pierced by an oculus pivot window.

The northeast elevation, approximately 90 feet deep, has seven bays. The first story has segmental arched 6/6 windows with projecting wood sills and are capped by brick hoods. The central bay provides a side entry for the store. The wood and glass entry door originally had a two-light transom above, which currently is stored in the basement. A storefront bay window projects from the fifth bay and is supported on a brick foundation with recessed panels under the store window, with an entry to the sixth bay. The original entry leading to the stairhall for the upper stories of the building is located in the northernmost bay. The double entry of wood and glass has a two-light transom and a brick hood. The second and third story of the east elevation are the same as those on the front facade, with oculus pivot windows between the stories. The wide overhanging cornice is decorated with recessed panels, dentil molding, paired brackets, modillions, and brick pilasters.

The rear, or northwest elevation, is pierced in the upper portion of the gable roof by two oculus pivot windows. The brickwork between the oculus has been repaired due to chimney repairs. A single 6/6 window, located along the stair wall, appears between the first and second stories. The ghost of a one-and-half story gable roof addition, constructed in the alley known as Randall Court, appears on the rear elevation. Unlike the street facades the rear, and the west elevation have a simple brick cornice.

The south elevation has several entries, one of which has a

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transom. The second story has randomly placed 6/6 windows with continuous lintels. A small rectangular hopper window has been added to provide ventilation. The third story has 1/1 windows with oculus pivot windows below. Several bays of windows have been either enclosed with brick or used to provide entries from the elevator and stair tower. The tower, approximately 20 feet by 20 feet, is pierced by 6/6 windows and a wood and glass entry door leading to the current lobby accessed through 48 Maryland Avenue.

The interior of the building, historically three stories, provided three commercial stores, an opera house, and a Masonic Lodge meeting hall. The first floor provided two storefronts on Maryland Avenue and one storefront on Prince George Street. After the current owner purchased the property, the interior wall dividing the retail space fronting on Prince George Street and the space located at the corner, was removed, creating one large retail space currently used as an art gallery. The retail space has a contemporary drop-ceiling and fluorescent lighting. The high baseboard, window and door trim, as well as the picture molding remain intact. The thin hard pine wood floors run the length of the building.

The other storefront, fronting on Maryland Avenue, is currently used as an interior design shop. The pressed tin ceiling, in a floral design, continues down the walls creating a coved cornice and terminates above the picture molding. Originally the rear of the south wall opened onto Randall Court. The original window opening, now a 2/2 fixed mirror, and the entry opening, now providing access to the lobby elevator area, remain. The molding surrounding the doors and windows have beaded profiles typical of the construction period with plain cornerblocks.

The second story, originally 22 feet in height, was designed at the time of construction to be used specifically by the Opera Company. Oral histories and physical evidence within the building indicate that the low stage was located at the front of the building, overlooking Maryland Avenue. The random-width oak floor runs the length of the building. Evidence of plaster swags and broken pediments can be found on the walls, near the ceiling, on the front and rear interior walls of the building. The dressing rooms for the Opera Company were located off the stair in the rear of the building. In the 1960s, the second floor was divided and an additional floor was created. The ceiling of the original second

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floor consists of steel supports for the third floor. The molding of the segmental arched windows were removed in the 1960s when the, now removed, drop-ceiling was installed. The ceiling of the new third floor displays evidence of a fire as well as the structural support system that was added in the 1940s for the floor above.

The original third floor, now the fourth floor, was a meeting hall for the Masonic Lodge. The floor was suspended from metal trusses located in the ceiling so that the second floor Opera House did not have ceiling supports obstructing the view of the stage. The Hall, with a 14 foot-high ceiling, consisted of three rooms and a narrow hall to the rear stair. Portions of the original baseboard molding have been preserved and reproduced where missing. The door and window beaded trim remain intact. The two rear rooms were renovated in the late 1940s to provide classroom space and slate chalkboards were installed. The classroom on the east side has two interior 6/6 windows that look onto the hallway. The narrow pine floor remains and is currently covered by carpeting.

The main entry and stairhall for the upper floor is located in the rear. The double entry opens onto vestibule with a ceramic tile floor edged with a decorative tile key pattern. The baseboard and plain picture molding remain, while the molding on the two interior doors has been replaced with plain molding. The dog-legged flight of stairs, approximately 8 feet in width, winds to the third story. The stringer wall of the stairs has beaded board walls.

The full basement extends from the rear of the building forward 45 feet. The two rooms and stairhall, running the width of the building, had brick interior walls with arched brick openings. The front of the building can be reached by a crawl space.

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The building located at 48 Maryland Avenue was built in the years following the construction of the abutting Opera House Building in 1872. The two-story frame building was designed to provide commercial space on the first story and residential space on the second story. The building located at 48 Maryland Avenue is similar in size and scale to the other commercial buildings on the block, and was constructed by the owners of the adjacent three-story brick Opera Building. The front elevation faces Maryland Avenue, while the northwest elevation faces Randall Court, with parking in the rear. The southwest elevation is connected to its neighbor at 50 Maryland Avenue. The facade of the building has been severely altered by the addition of a false mansard roof and a deeply recessed commercial arcade.

The wood frame building, with a brick first story, is ornamented with cornerboards and dentil molding. A copper-covered pent roof has been applied above the first story of the facade. The roof has been altered by the addition of a false mansard, covered in asphalt shingles. Within the past fifteen years, the building has been renovated with the addition of a four-story stairwell and elevator to the west for the upper stories of 44-46 Maryland Avenue.

The 1885 Sanborn Maps indicate the building was a two-story frame building with a rear one-story shed. By 1891, the Sanborn Maps document the existence of the interior side passage stair to the second story. Prior to 1921, the one-story shed became a two-story shed roof addition. The 1954 updated Sanborn Maps show a one-story rear addition constructed of wood and stone, with a one-story open porch facing Randall Court. The first floor frame walls of the facade were removed and brick supporting walls were constructed within the arcade.

The facade, on the first story, consists of a side passage entry leading to an enclosed stair. The remainder of the first story facade has been altered by the addition of five-course American Bond brick walls and a recessed arcade with a brick floor. This arcade, with boxed display windows along the northeast and southwest interior walls, provides a covered public area/entry to the elevator and stair tower. The display windows have forty-lights with a projecting cyma recta cornice and standing seam metal roofs. A small shop is located in the western corner of the first floor. A 21-light display window, facing Maryland Avenue, is set within a brick wall with two brick steps running the width of the

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building. A twelve-light wood panelled entry door is located on the southwest wall of the shop. North of the shop entry is a six-light wood door providing access to the elevator and stair tower lobby.² A standing seam metal pent roof is set above the first story, with an entablature, approximately one-foot in height and ornamented with dentil molding.

The second story of the facade is pierced by a triple window with 6/6 windows flanking a 24-light window. Photographic evidence documents the window opening was historically a Palladian window with a keystone: a central 4/2 rounded window was flanked by two 2/2 windows with a common projecting hooded lintel.³ The projecting eave is ornamented by a boxed cornice, dentils, and a wide entablature. Photographic evidence indicates the cornice historically had an elaborate semi circular pediment embellished with cyra recta molding and carved brackets.

The rear elevation of the original building is concealed by the addition of the four-story brick-veneered over elevator and stair well. A single 6/6 window is located on the second story of the west elevation above the one-story rear addition of 50 Maryland Avenue. The window has plain thin surrounds with a straight lintel. The west elevation is covered with asbestos shingles.

The interior of the shop on the first story of 48 Maryland Avenue is a single rectangular room with a small storage closet located under the stair. The walls are brick with a dropped acoustical ceiling. A window opening, located on the western wall, has been removed and the glass replaced with mirrors.

The second floor is accessed by a side passage quarter-turn flight of stairs. Approximately halfway up the stairs is a door jamb. The enclosed stair is ornamented with a torus-styled chair rail, beaded molding above a two-inch baseboard, and plaster walls. The

²Photographic evidence indicates the first story of the facade was historically a storefront with a central recessed entry and box storefront windows. A single side passage entry was located to the left of the storefront.

³Marion E. Warren and Mame Warren. The Train's done Been and Gone. (Annapolis, MD: Mame Warren, 1976), p. 55. Caption of photograph: View Looking down Maryland Avenue to State House, ca. 1900.

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balustrade at the top of the stair has been removed, although the wooden base remains, projecting over the stair. Vertical beaded board, with a projecting shelf above, is located at the landing of the stair. The walls are plaster and plaster over beaded board. The four doors located in the hall are four-panel wood doors with lock boxes, brass door knobs, and three-light awning transoms.

The central hall is surrounded by three rooms and a full bath. The front office, along Maryland Avenue, contains square block wood window and door surrounds, built-in shelves, and thin cove molding at the ceiling. The baseboard has the same beading as the baseboard in the stair. In the western corner of the room is a four panel wood door accessed by two rounded tread steps. The closet contains thin wood floor boards. An opening has been cut in the northwest wall of the room, providing sunlight into the central hall.

The western office and the kitchen have the same beaded baseboard, block surrounds, and plaster walls. An entry has been cut in the dividing wall of the two rooms, providing access between the rooms. The ceiling of the kitchen is slanted to the rear, approximately five-feet from the hall entry door. A flush fire door is located at the north wall of the kitchen.

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Built in 1872, the building at 44-46 Maryland Avenue is located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated as 44-46 Maryland Avenue illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions along the commercial route of Maryland Avenue between State Circle and Prince George Street. The Opera House was the second commercial structure erected on the estate following its subdivision. Built by the Masons to house meeting rooms on the third floor, an opera house on the second floor, and store spaces on the first floor, this building survives as an excellent example of its type and is an important contributor to the Annapolis Historic District.

Designated as Lots 76, 77, 78, 79 and 80 on the Stoddert Map of 1718, the Bordley-Randall house property was originally bounded by College Avenue (originally called Tabernacle Avenue), Prince George Street, Maryland Avenue, State Circle and North Street. The Thomas Bordley family, who owned the property from 1726 to 1810 built the large Bordley-Randall house. In 1811, following John Beale Bordley's death, John Johnson, Chancellor of Maryland, bought the property and sold it that same year to William S. Green. In 1847, Alexander Randall purchased the property and, during the latter half of the 19th century, began to subdivide and improve the large tract of land with commercial and residential buildings.

The property, located at the corner of Maryland Avenue and Prince George Street, was sold by Alexander Randall to George M. Taylor and others in 1870.⁴ Mr. Taylor and the other owners were members of the Masonic Lodge, Number 89 and planned to construct a Masonic Hall on the site. Joseph M. Marshall was the builder for the Hall and instrumental in insuring its completion in 1872. The cornerstone, inscribed with the names of the building's founders, was laid in May of 1872.⁵ Newspaper articles appeared in The

⁴The building located at 44-46 Maryland Avenue does not appear in a historic photograph of Maryland Avenue dating from the 1860s-1888s (Mame Warren Collection-1859-1910), MSA SC 985-285. It does appear in a historic photograph from the same collection dated circa 1870, MSA SC 985-141. The cornerstone and newspaper articles document the construction of the building in 1872.

⁵Jean Russo. "Information Sheet Regarding 44-46 Maryland Avenue, May 25, 1872." Collected from The Maryland Republican, September, 1985.

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Maryland Republican announcing the construction events of the building, such as the completion of the brick work in August of 1872 and the tinning of the roof by Richard Tydings in November. The Masonic Lodge occupied the third floor for the first time on January 31, 1873.⁶ The grand opening for the Opera House, able to accommodate 600 people, occurred on February 15, 1873 with a production starring "Miss Laura Keane and her New York Company of Performing Artists."⁷

The Masonic Lodge was unable to pay the mortgage on the elaborate building and a mortgage sale occurred in 1875.⁸ The property was sold to Thomas Brundage. Part of the parcel of land on which 44-46 Maryland Avenue stands today was acquired, in 1889, by the Annapolis Opera House Association. In 1897 the remaining part of the parcel was sold to the Opera House Association.⁹ In 1907, the Opera House Association sold the property to Robert Werntz¹⁰, a professor who ran a preparatory school for the Naval Academy, retained the property until his death around 1943. At that time, David S. Lenkins, as Trustee for the Werntz Estate, sold the property to Philip Van Horn Weems and his wife, Margaret Thackray Weems.¹¹ Philip Van Horn Weems, a Lieutenant Commander in the United States Navy, altered the interior of the building, dividing the second floor Opera House and creating an additional floor. Oral history, as stated by Mrs. Weems, reveals that Commander Weems attended the Naval Academy Preparatory School on the third floor of the building that was run by Robert Werntz, who according to the 1920 Census Record was professor. During his ownership, Weems renovated the third floor into classrooms for use as the Weems Preparatory School for the Naval Academy.

⁶Jean Russo. February 1, 1873.

⁷Jean Russo. February 15, 1873.

⁸Liber SH7, Folio 176.

⁹Liber SH35, Folio 169, 1889 and Liber GW6, Folio 448, 1897.

¹⁰Annapolis Opera House Association to Robert Werntz
Liber GW53, Folio 21, 1907.

¹¹Liber JHH276, Folio 28.

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The Weems Family retained control of the building until 1970 when it was sold to a corporation called Consolidated Properties.¹² By 1983, the property returned to the ownership of the Opera House Associates.¹³ In 1986, Robert Morse Wood purchased and is currently restoring and renovating the building.¹⁴ Today it is the only remaining theater in Annapolis constructed for the expressed purpose of theater and is currently used for retail and office purposes.

¹²Liber 2381, Folio 28.

¹³Liber 3682, Folio 19.

¹⁴Liber 4227, Folio 750.

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In 1872, after the Randall family constructed the second commercial structure on the block, subdivision and development accelerated. The Randalls constructed several buildings on the north side of Maryland Avenue. According to the will of Alexander Randall, he had leased the building located at 48 Maryland Avenue to George Mills Taylor in 1875.¹⁵ Taylor, born in 1820, was a superintendent for the Annapolis Gas Company. Taylor immediately subleased the building to Charles H. Hopkins and Sedan V. Wilson, who operated the building as a stationary and notions shop.¹⁶

In 1897, the building was purchased by the Annapolis Opera House Association and leased as a barber shop.¹⁷ The 1903 Sanborn Maps indicate the first floor was used as a stationary store while the second floor provided dressing rooms for the Opera House. In 1907, the Annapolis Opera House Association conveyed the building to Robert L. Werntz.¹⁸ Wertz continued to lease the building as a stationary store until David S. Jenkins sold the estate to Mary K. Stone in 1962.¹⁹ The 1920 Census Records indicate Lilly Caldwell and her children resided in the second story apartment while the first story was a tailors shop.

The City Directories indicated that the building was vacant during the years 1928-1929. According to the City Directories of 1949 and 1954, Beth's Beauty Shop occupied the first floor while Mary K. Steele resided on the second floor.

In 1970 Philip Van Horn Weems purchased the building located at 48 Maryland Avenue.²⁰ The 1,800 square foot building continued to be utilized as a commercial/residential space and has been sold jointly with 44-46 Maryland Avenue. After the alterations to the building, sometime after 1954, the building became an annex to the

¹⁵Liber SH 30 Folio 359

¹⁶Liber SH 9 Folio 124

¹⁷Liber GW 6 Folio 448 and the 1897 Sanborn Maps

¹⁸Liber GW 53 Folio 21

¹⁹Liber GTC 1569 Folio 282

²⁰Liber MSH 2381 Folio 28

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

Section 8 Page 5

44-48 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

=====

three-story brick Opera House, providing the elevator, stair tower, and lobby. The second story is currently used as a commercial space, occupied by the Three Centuries Tours of Annapolis, while the first floor provides retail space for Objects of Interest Antique Jewelry Store.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

44-48 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

=====

Historic Period Theme: Architecture, Landscape Architecture &
Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial / Urban
Dominance, 1870-1930

Resource Type(s): Standing Structures

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

44-48 Maryland Avenue

name of property

Anne Arundel County, MD

county and state

=====
Chain of Title for 44-48 Maryland Avenue:

Pre 1726: Thomas Bordley's will devises all real estate in Annapolis (except Lots 92, 93, 104, 106 and lot on Francis Street) to son Stephen. Wife Ariana is executor
Wills L 19 Folio 99

1730: Lease to John Wolfe from the Bordleys
TI #1 Folio 268

1730: Mortgage on property between John Wolfe and Daniel Dulaney and John Tunstall
TI #1 Folio 22

1764: Stephen Bordley to his brother John Beale Bordley (real estate) and sister Elizabeth Bordley (house and furnishings)
Wills L 33 Folio 39

1789: Elizabeth Bordley to John Beale Bordley
Wills JG 1 Folio 107

1798: Philip B. Key is a tenant
Federal Direct Tax f.2

pre 1801: John Beale Bordley to John Johnson
Liber NH 16 Folio 607

1811: John Johnson gets the title to the land as per Bordley's will
Liber NH 16 Folio 607

1811: John Johnson to William S. Green
Liber WSG 1 Folio 1

1847: Trustee for William S. Green to Alexander Randall
Liber JHN 2 Folio 440

1872: Alexander Randall to George M. Taylor of the Masonic Lodge

1875: George M. Taylor to Thomas Brundage
Liber SH 7 Folio 176

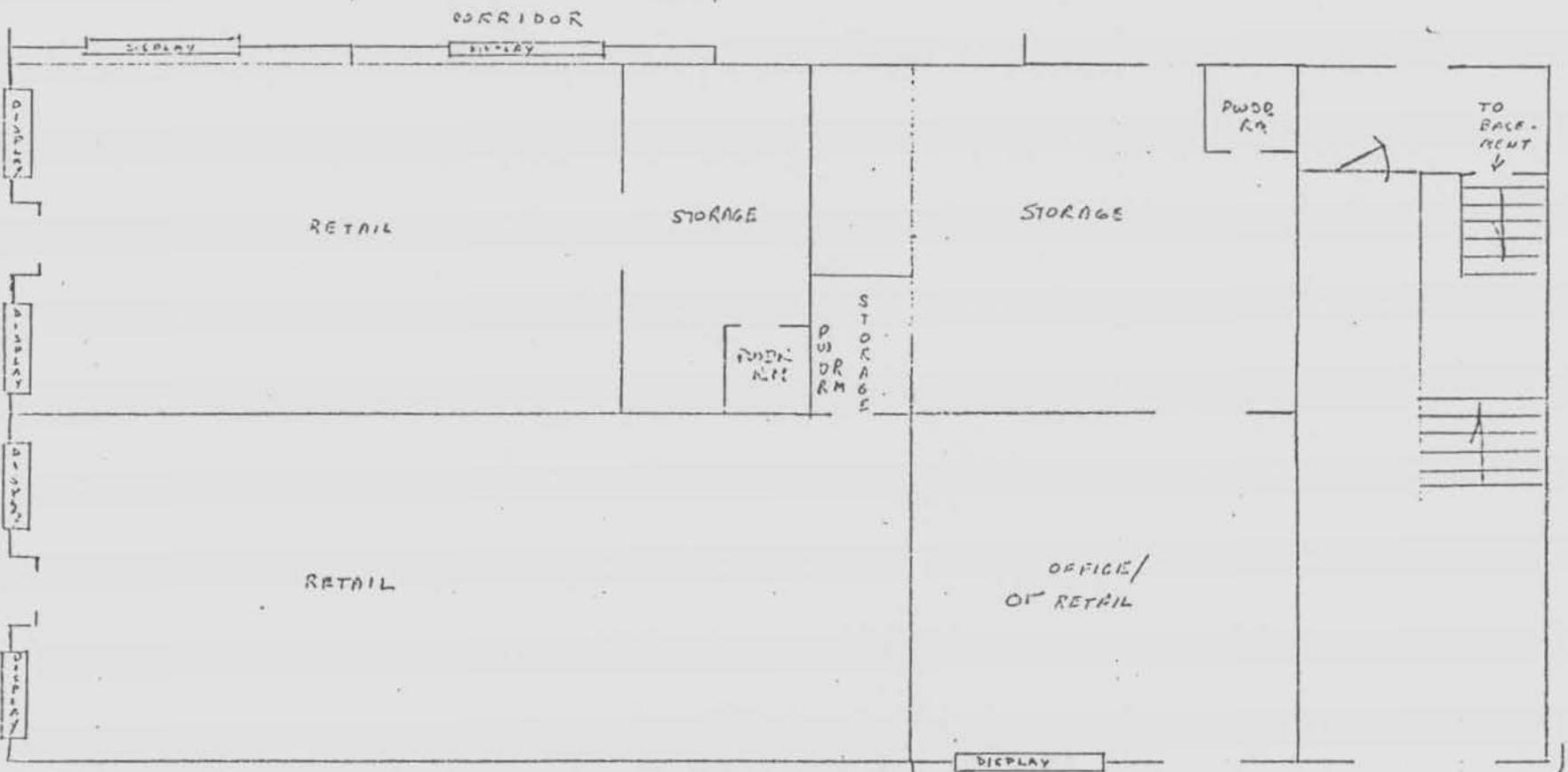
MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

44-48 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

- =====
- 1889: Thomas Brundage to Annapolis Opera House Association
Part of Parcel
Liber SH 8 Folio 537
- 1897: Randall Trustees to Annapolis Opera House Association
Remaining part of Parcel
Liber GW 6 Folio 448
- 1907: Annapolis Opera House Association to Robert Werntz
Liber GW 53 Folio 21
- 1943: David S. Jenkins, Trustee for Estate of Robert Werntz to
Philip Van Horn Weems and Margaret Thackray Weems
44-46 Maryland Avenue
Liber JHH 276 Folio 176
- 1948: David S. Jenkins, Trustee for Estate of Robert Werntz to
Mary K. Stone
48 Maryland Avenue
Liber JHH 481 Folio 282
- 1962: Mary K. Stone to Philip Van Horn Weems and Margaret Thackray
Weems
48 Maryland Avenue
Liber GTC 1569 Folio 282
- 1970: Philip Van Horn Weems and Margaret Thackray Weems to
Consolidated Properties
Liber 2381 Folio 28
- 1983: Consolidated Properties to Opera House Associates Limited
Partnership
Liber 3682 Folio 19
- 1986: Opera House Associates to Robert M. Wood
Liber 4227 Folio 750

Approx
 1" = 10'



MARYLAND AVE.

PRINCE GEORGE ST

1ST FLOOR

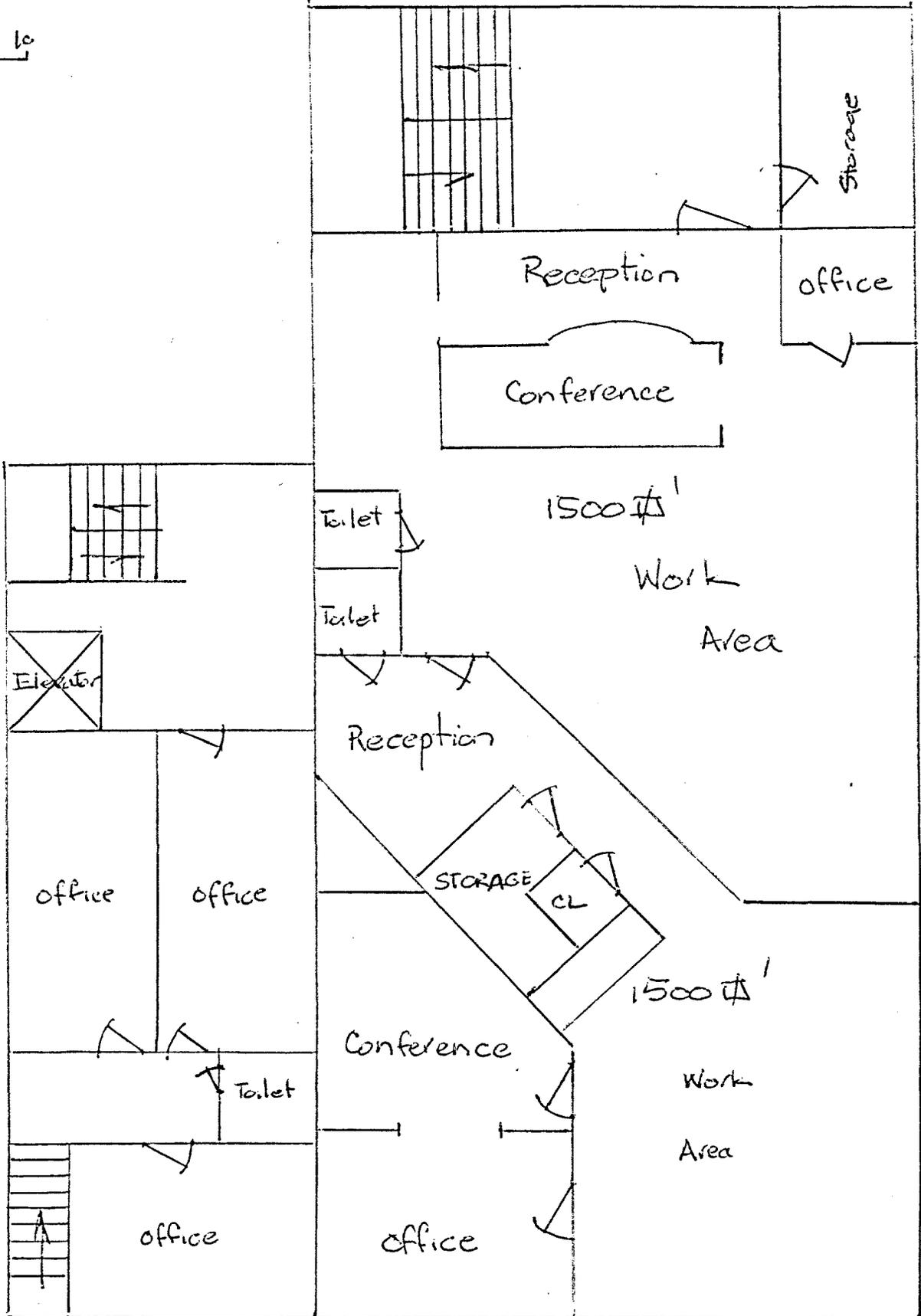
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Approx

1" = 10'

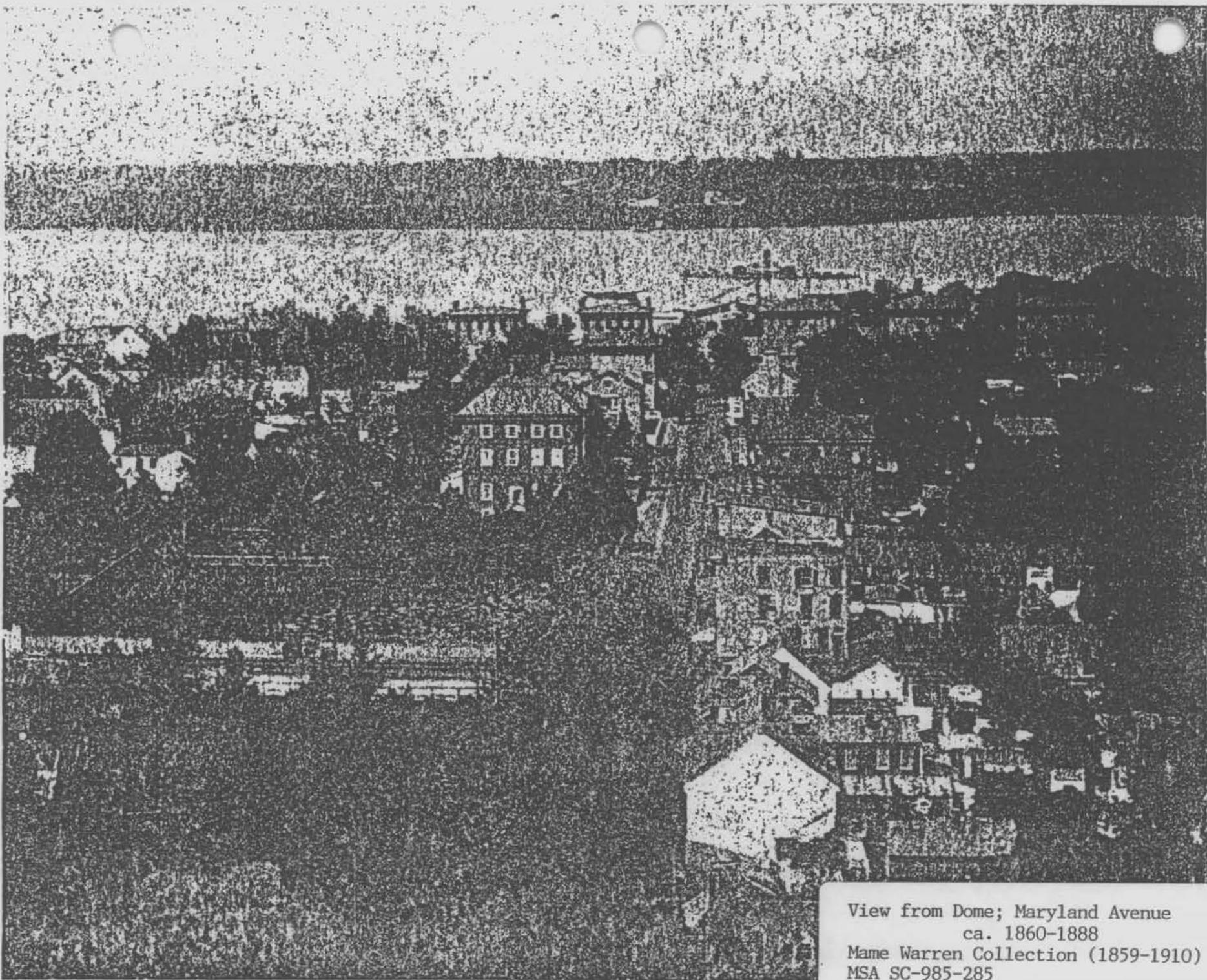
10



2ND Floor

Prince George Street

Maryland Avenue



View from Dome; Maryland Avenue
ca. 1860-1888

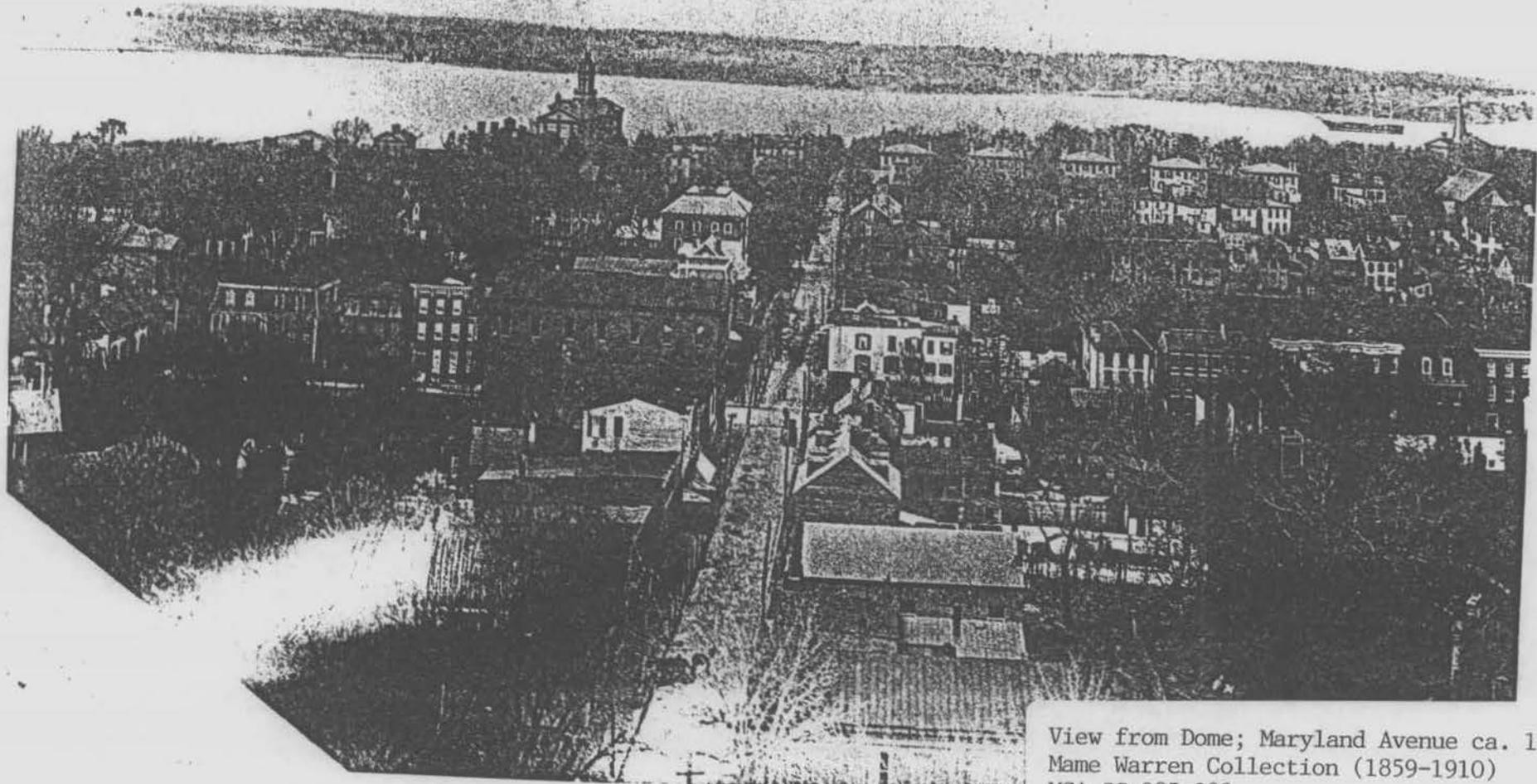
Mame Warren Collection (1859-1910)
MSA SC-985-285

AA-635



View from Dome; Maryland Avenue
ca. 1888-1895
Mame Warren Collection (1859-1910)
MSA SC-985-287

AA-635



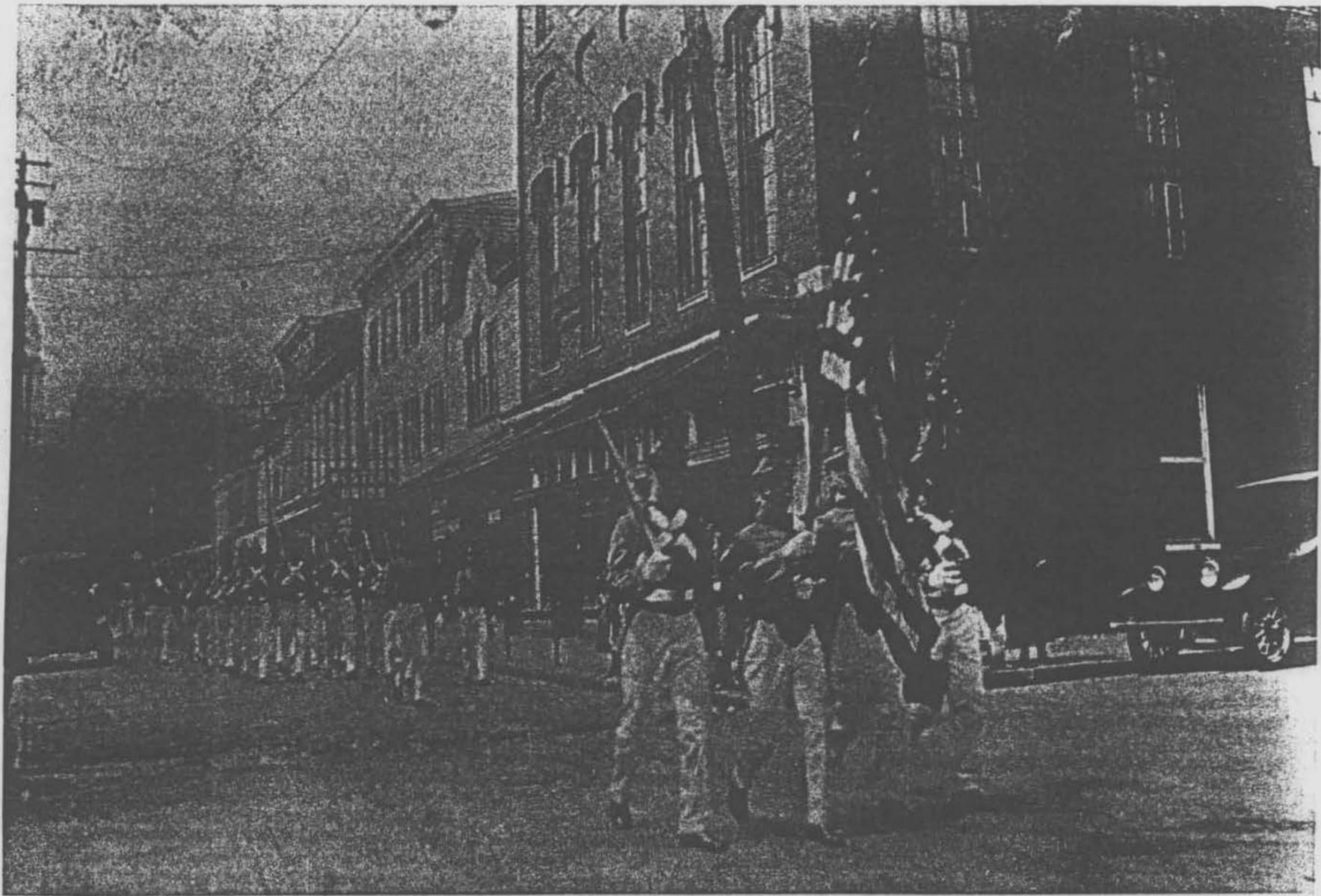
View from Dome; Maryland Avenue ca. 1890
Mame Warren Collection (1859-1910)
MSA SC-985-288

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View looking down Maryland Avenue to
State House
ca. 1900

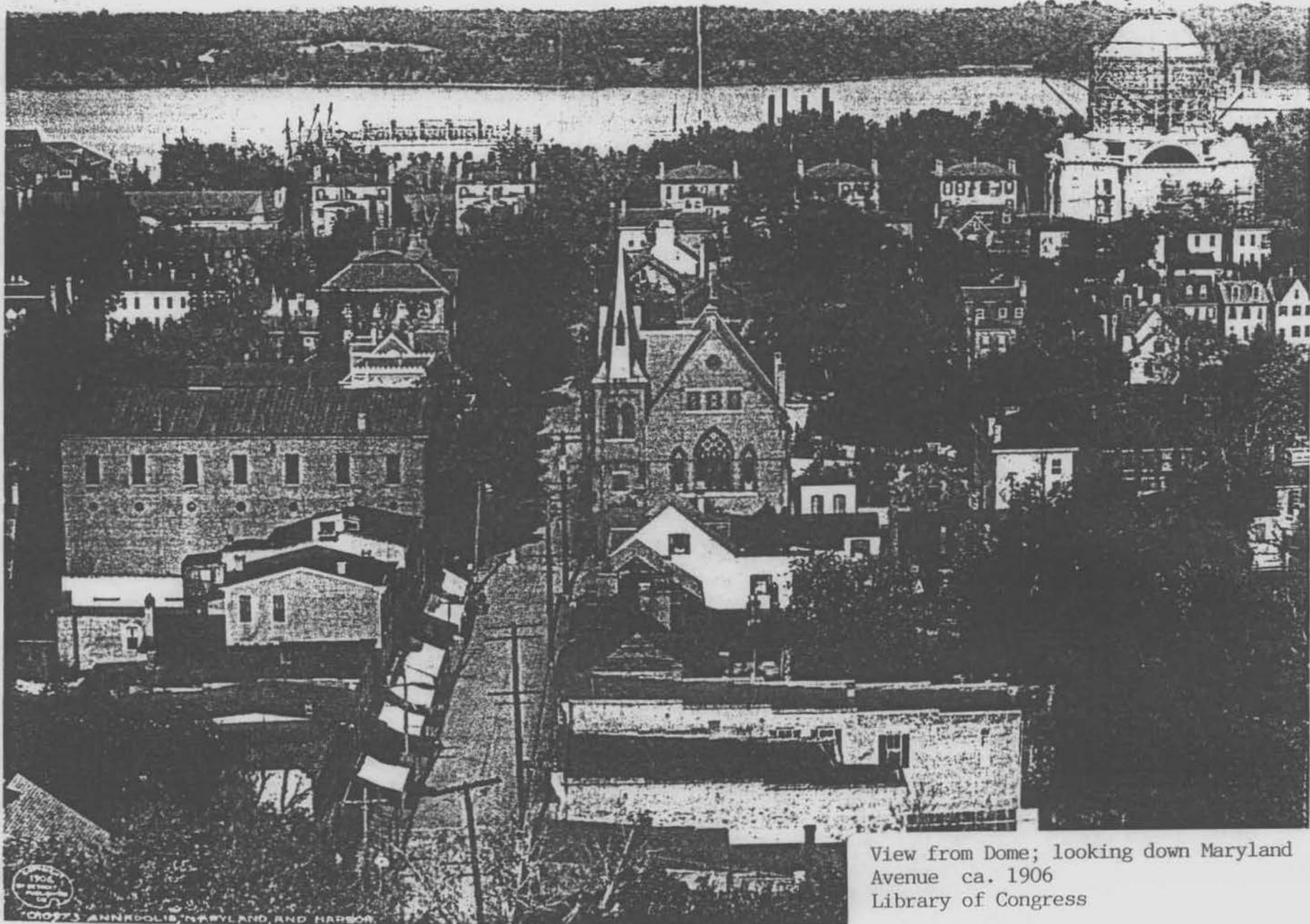
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View looking down Maryland Avenue
ca. 1906
SC 2140-526

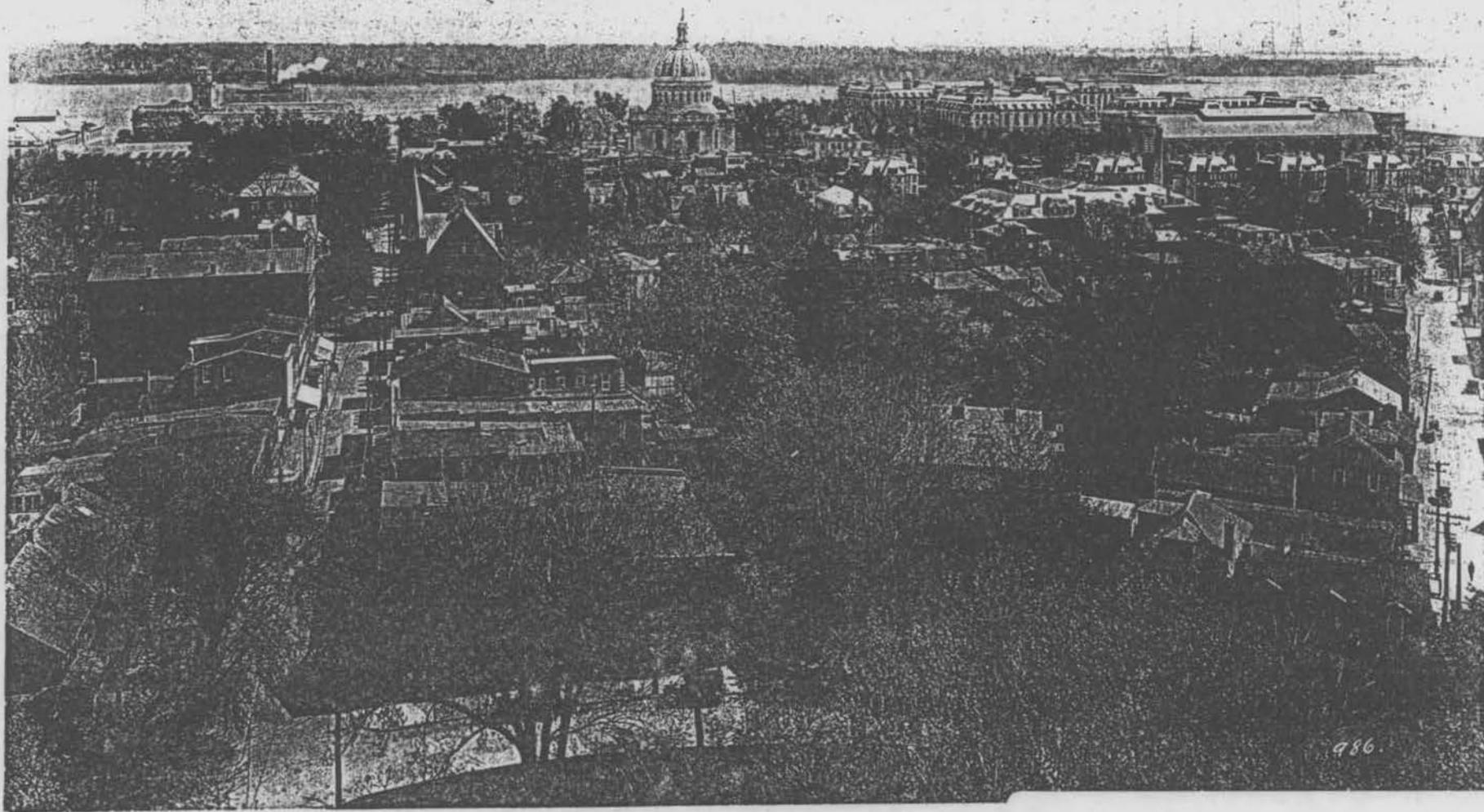
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SC 2140-526



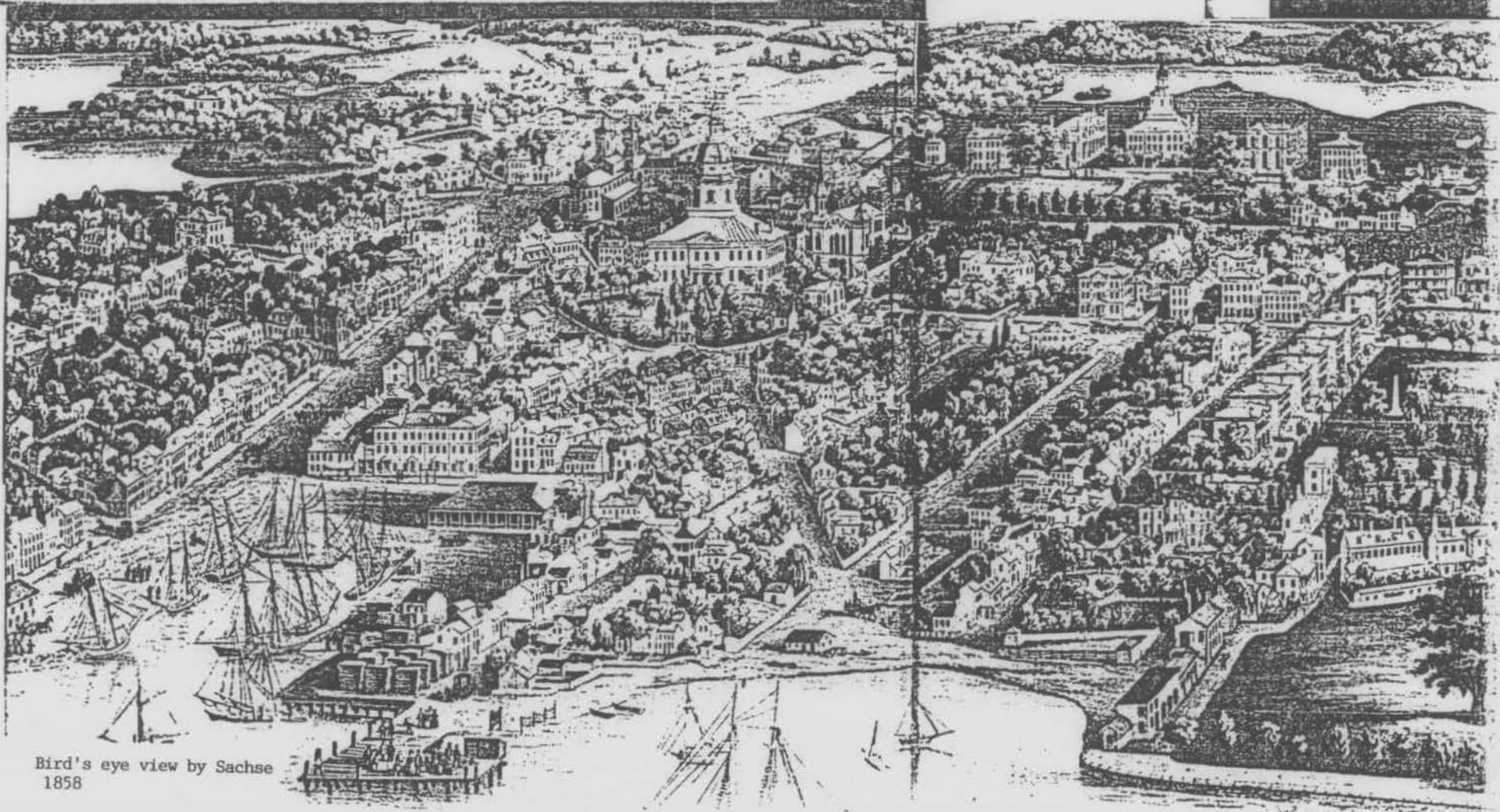
View from Dome; looking down Maryland Avenue ca. 1906
Library of Congress

AA-635



986
View from Dome; Maryland Avenue to
East Street ca. 1924-1925
Hayman Collection (1920 ca.-1930 ca.)
MSA SC-1406-125, 1924-1925

AA-635

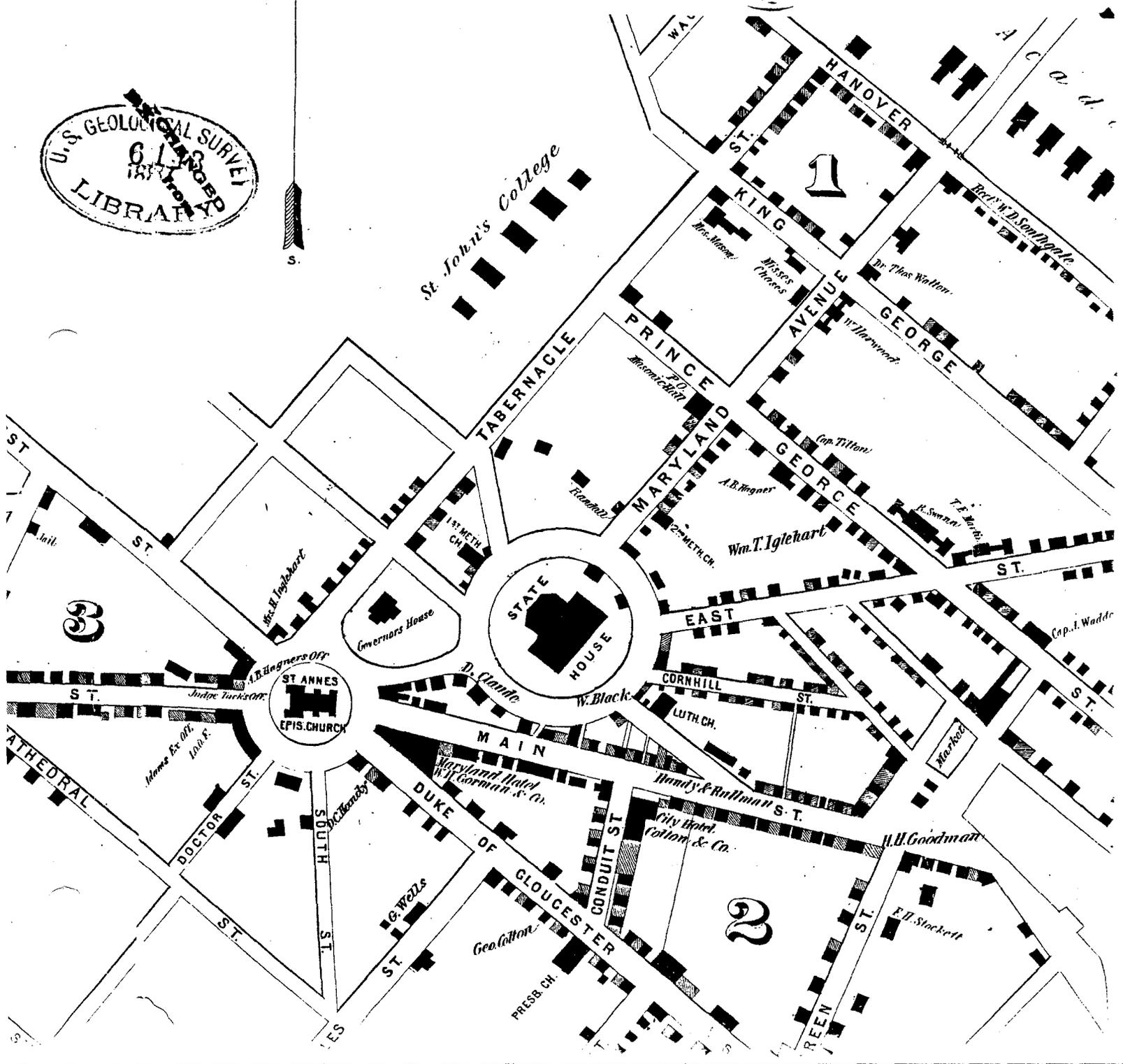
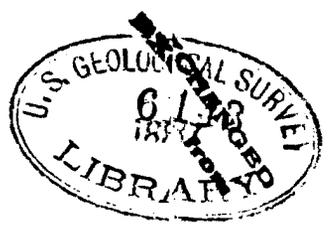
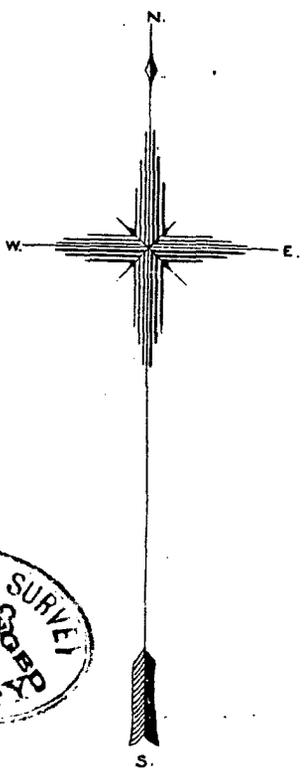


Bird's eye view by Sachse
1858

AA-635

GRAY'S NEW MAP
OF
ANNAPOLIS
ANNE ARUNDEL COUNTY, MD.

Drawn from Special Surveys
1877.



Business Notices

ATTORNEYS AT LAW.
Francis H. Stockett,
Attorney and Attorney at Law,
Annapolis.
William T. Lislehart,
Attorney at Law,
Annapolis.
John P. Williams,
Attorney at Law,
22 Exchange St., Baltimore.
John Ireland,
Attorney at Law,
Annapolis.
A. B. Ryner,
Attorney and Attorney at Law,
Annapolis.
W. H. Tuck,
Attorney and Attorney at Law,
Annapolis.
D. Cloud,
Attorney and Attorney at Law,
Annapolis.

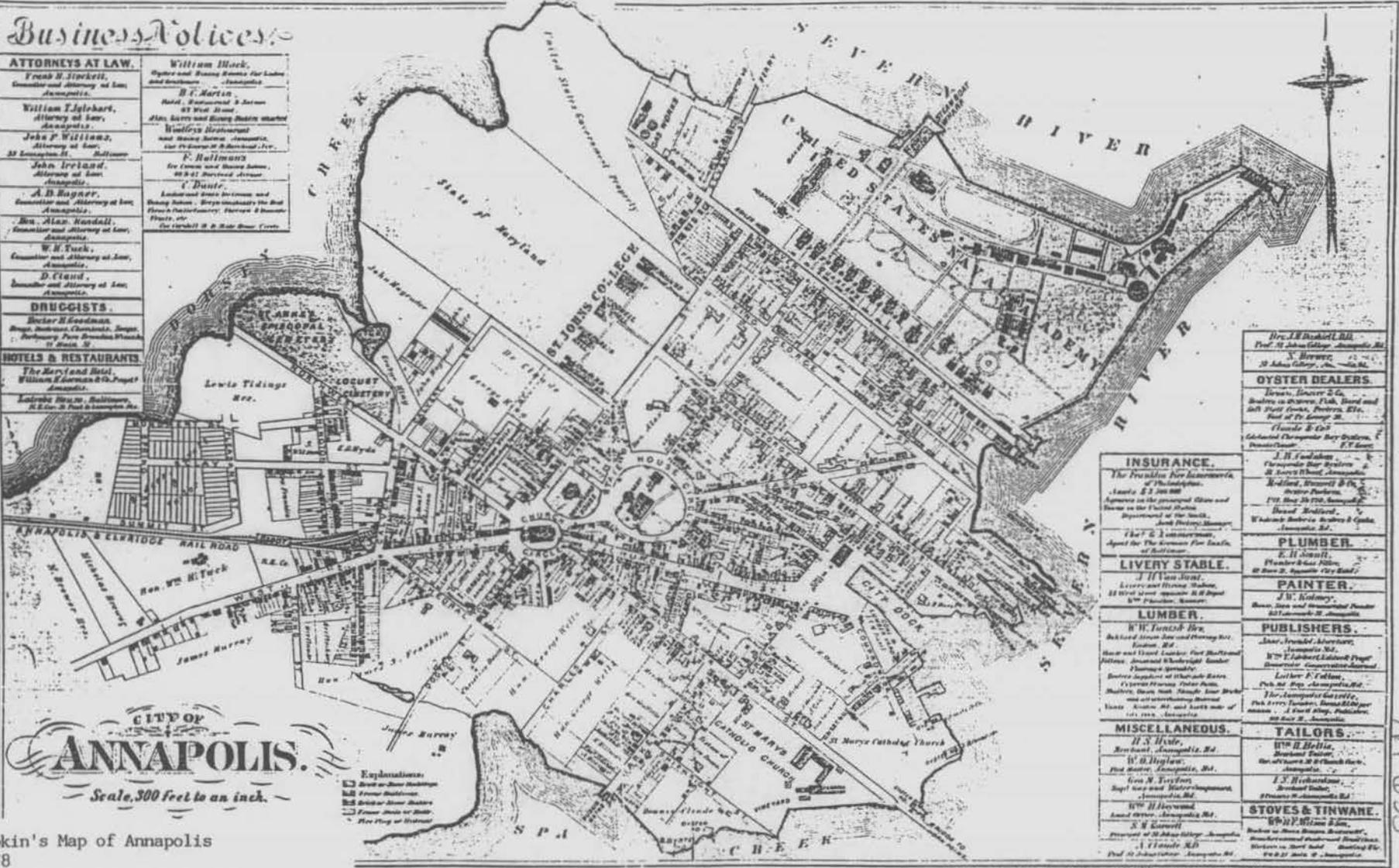
DRUGGISTS.
Doctor H. Goodman,
Druggist, Chemist, Apothecary,
100 South St., Baltimore.
W. H. Tuck,
Druggist, Chemist, Apothecary,
100 South St., Baltimore.

HOTELS & RESTAURANTS.
The Maryland Hotel,
William E. Gwynne & Co., Proprietors,
Annapolis.
Louis Tidings & Co.,
Restaurateurs,
100 South St., Baltimore.

William Black,
Printer and Binding Rooms for Letters and Envelopes - Annapolis.
B. C. Martin,
Hotel, Restaurant & Saloon,
67 West Street.
Widely's Restaurant
and Saloon, Annapolis,
100 South St., Baltimore.
F. Hollmann,
for Taxes and other duties,
100 South St., Baltimore.
C. Davis,
Land and Boat Broker and
Boat Sales - 100 South St., Baltimore.

CITY OF ANNAPOLIS.
 Scale, 300 feet to an inch.

Explanations.
 [Symbol] Built or Now Building
 [Symbol] Frame Buildings
 [Symbol] Brick or Stone Buildings
 [Symbol] Frame Mills or Sheds
 [Symbol] New City or Village



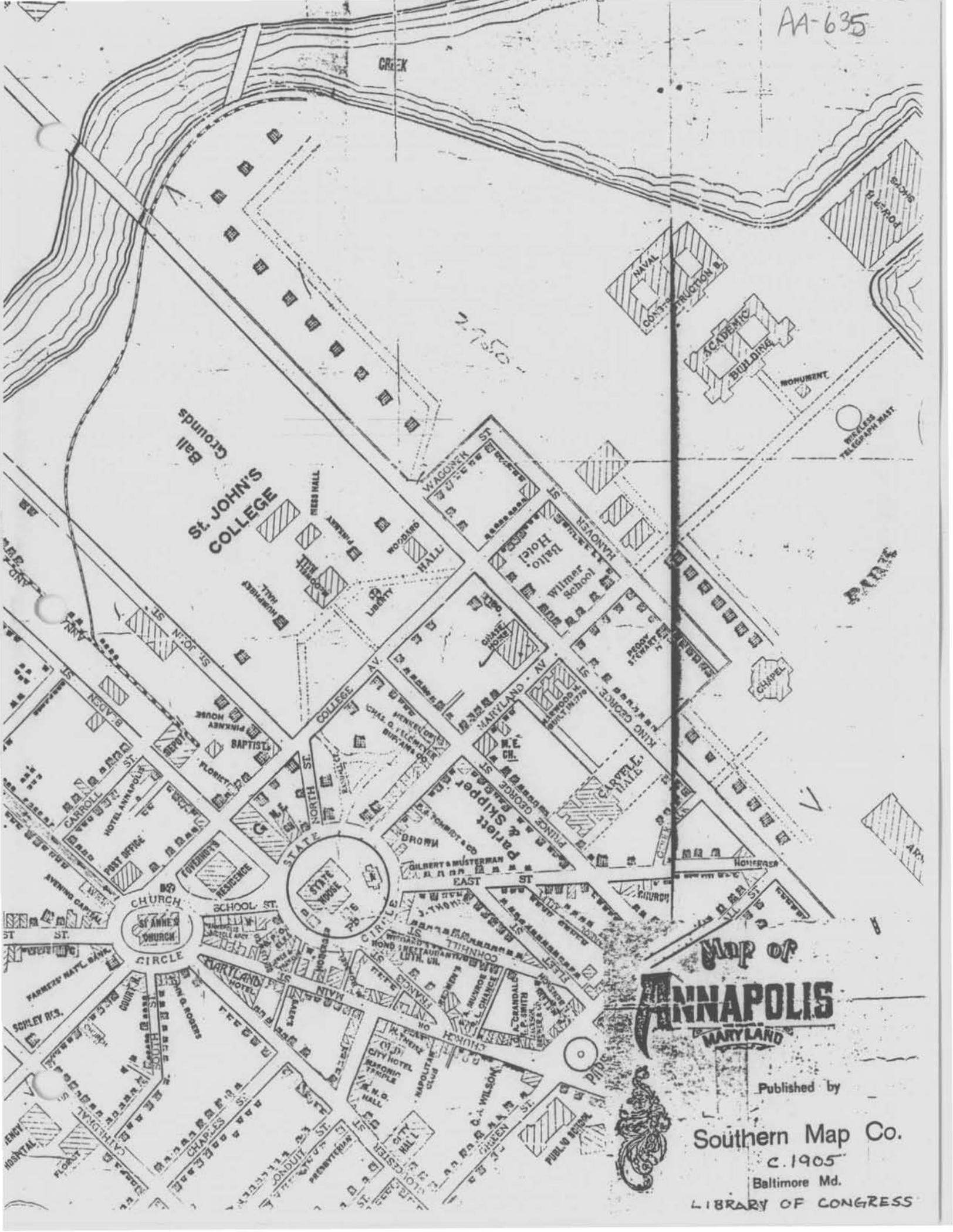
Dr. J. B. Baskin,
Physician,
100 South St., Baltimore.
OYSTER DEALERS.
James, Lower St.,
Sells in Oysters, Fish, Shell and
all kinds of Sea Food, Etc.,
100 South St., Baltimore.
Charles E. Co.,
Selected Chesapeake Bay Oysters,
100 South St., Baltimore.
INSURANCE.
The Franklin Fire Insurance Co.,
of Philadelphia.
Assets \$1,000,000.
Agencies in the principal Cities and
Ports on the United States.
Represented at Annapolis by
John H. Tuck, Manager.
The F. & J. Insurance Co.,
Agents for the American Fire Ins. Co.,
of Baltimore.
LIVERY STABLE.
J. H. Van Wert,
Livery and Horse Stable,
11 West Street, opposite St. St. Dept.
100 Franklin Street.
LUMBER.
W. H. Tuck & Co.,
Dealers in Lumber, Shingles, Sash,
Doors, etc.,
100 South St., Baltimore.
MISCELLANEOUS.
H. S. Hill,
Notary Public, Annapolis, Md.
W. H. Tuck,
Notary Public, Annapolis, Md.
Geo. N. Tuck,
Notary Public, Annapolis, Md.
W. H. Tuck,
Notary Public, Annapolis, Md.
W. H. Tuck,
Notary Public, Annapolis, Md.
TAILORS.
W. H. Tuck,
Tailor, Annapolis, Md.
W. H. Tuck,
Tailor, Annapolis, Md.
STOVES & TINWARE.
W. H. Tuck,
Stoves and Tinware, Annapolis, Md.

Hopkin's Map of Annapolis
 1878

Published according to the Act in relation to the State of Maryland, in the Year of 1878, by the State of Maryland, Maryland Hall of Records.

AA-635

AA-635



Map of
ANNAPOLIS
 MARYLAND

Published by

Southern Map Co.

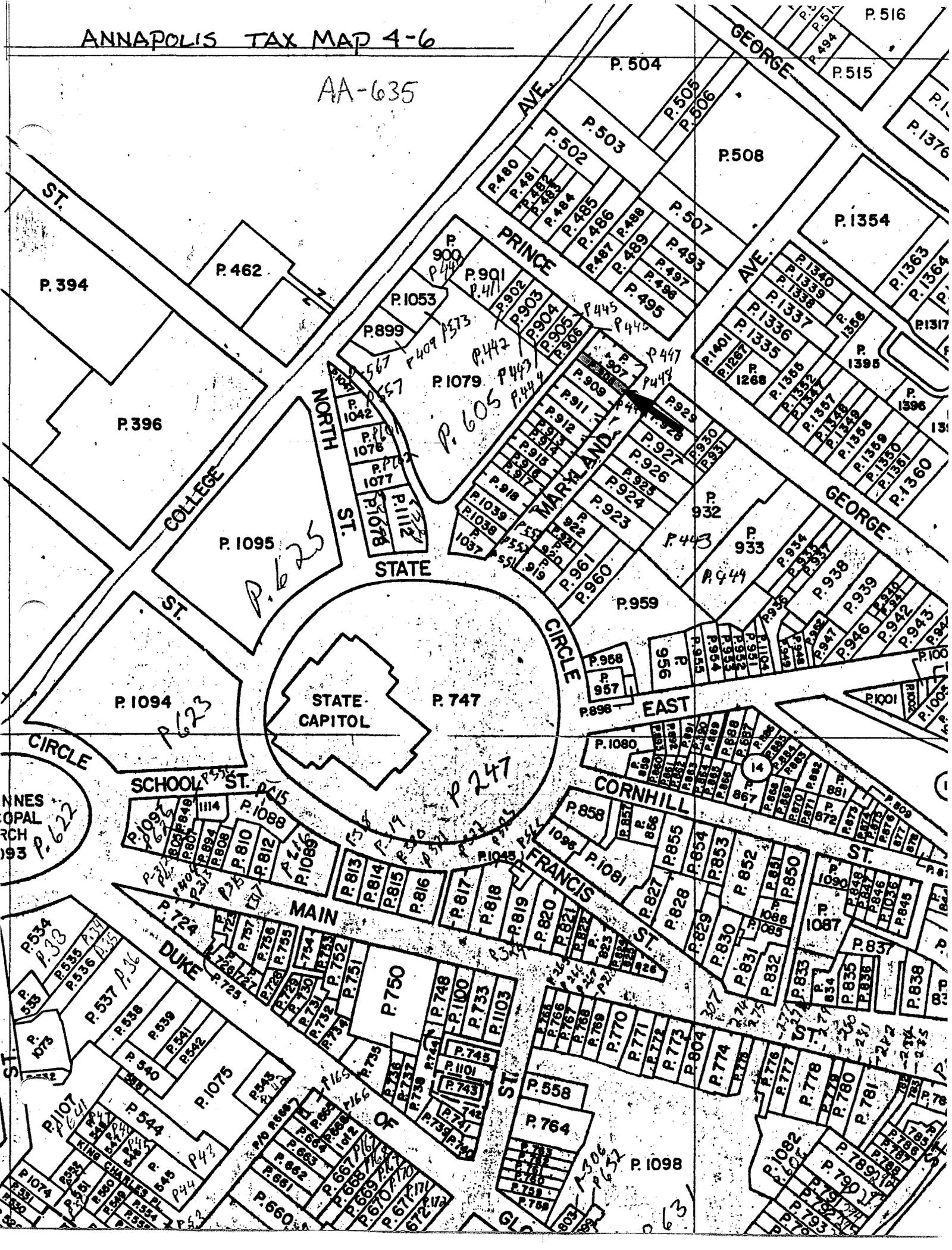
c. 1905

Baltimore Md.

LIBRARY OF CONGRESS

ANNAPOLIS TAX MAP 4-6

AA-635



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AA-635

48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES

NOVEMBER 1993

MARYLAND SHPO

FACADE LOOKING NORTHWEST

#1 of 7



OPEN
MON-SAT
11-5

ANTIQUE
ESTATE
JEWELRY

48

AA-635

48 MARYLAND AVENUE

ANNAPOLIS, MARYLAND

TRACERIES

NOVEMBER 1993

MARYLAND SHPO

1ST FLOOR LOOKING NORTH

#2 OF 7



AA-635
48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
REAR ELEVATION & ELEVATOR ADDITION
LOOKING EAST

#3 OF 7



AA-635

48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES

NOVEMBER 1993

MARYLAND SHPO

1ST FLOOR STORE WINDOW LOOKING SOUTH

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48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

NOVEMBER 1993
MARYLAND SHPO
2ND FLOOR STAIR LANDING

#5 OF 7



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48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

NOVEMBER 1993

MARYLAND SHPO

2ND FLOOR STAIR & BASEBOARD DETAIL

#6 OF 7



AA-635

48 MARYLAND AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

NOVEMBER 1993

MARYLAND SHPO

2ND FLOOR SOUTHEAST ROOM LOOKING WEST

#7 OF 7

Capsule Summary for 44-46 Maryland Avenue (AA-635)

Constructed in 1872, the building at 44-46 Maryland Avenue is one of the oldest commercial structures on the property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated as 44-46 Maryland Avenue illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions along the commercial route of Maryland Avenue between State Circle and Prince George Street. A cornerstone, located at the corner of Maryland Avenue and Prince George Street, documents the 1872 date of construction, Joseph M. Marshall as the builder, and the names of the Masons responsible for the construction of the building. The Masonic Opera Hall is the tallest and only surviving commercial brick building on the original Bordley-Randall tract.

The building was constructed with specific purposes of commercial space on the first floor, an Opera House on the second floor, and a Masonic Lodge on the third. Today it is the only remaining theater in Annapolis constructed for the expressed function of a theater. Although the theater no longer exists, the architectural detailing on the exterior and interior have been restored and the building is currently used for retail and office purposes.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-635

1. Name of Property

historic name Annapolis Opera House
other names _____

2. Location

street & number 44-46 Maryland Avenue not for publication _____
city or town Annapolis vicinity _____
state Maryland code _____ county _____ code _____
zip code _____

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>	_____	_____	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No _____

Maryland Inventory of Historic Properties
Annapolis Survey
44-46 Maryland Avenue
Anne Arundel County, Maryland

Inventory No. AA-635
(Page 2)

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

Historic Functions (Enter categories from instructions)

Cat: Social Sub: Opera House
Commercial Masonic Hall
Store

Current Functions (Enter categories from instructions)

Cat: Commercial Sub: Office/Stores

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

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Brick
roof Standing Seam Metal
walls Brick
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
Annapolis Survey
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Inventory No. AA-635
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=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1872

Significant Dates 1872

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Joseph M. Marshall, Contractor
Richard Tydings, Roofer

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
Annapolis Survey
44-46 Maryland Avenue
Anne Arundel County, Maryland

Inventory No. AA-635
(Page 5)

=====

9. Major Bibliographical References

=====

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

Articles, Books, Published and Unpublished Resources

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

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

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore: Gateway Press, Inc., 1979.

McWilliams, Jane. The Progress of Refinement: A History of Theater in Annapolis. (Annapolis: The Colonial Players of Annapolis, June, 1976).

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

Papenfuse, Edward. "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." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Russo, Jean. "Information Sheet Regarding 44-46 Maryland Avenue, April, 1872-February, 1873." Collected from The Maryland Republican, September, 1985.

Wagner, Lauraine. "Opera Builds on History." People Magazine October 19, 1978, p. 11.

Maryland Inventory of Historic Properties
Annapolis Survey
44-46 Maryland Avenue
Anne Arundel County, Maryland

Inventory No. AA-635
(Page 6)

=====
Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864,
Reproduced, 1967.
Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.
Hopkins, G.M. Map of Annapolis, 1878.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908,
1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Recorded Group SC1406.
Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis,
Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties
Annapolis Survey
44-46 Maryland Avenue
Anne Arundel County, Maryland

Inventory No. AA-635
(Page 7)

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

Acreage of Property less than 1 acre

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

The property designated 44-46 Maryland Avenue and known historically as the Annapolis Opera occupies Parcel 907 on Tax Map 32.

Boundary Justification (Explain why the boundaries were selected.)

This parcel has been associated with the property since the construction of the Opera House in 1872.

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

name/title Kim Williams & L. Trieschmann/Architectural Historians
organization Traceries date June 18, 1993
street & number 372 Thronapple Street telephone (301) 6562142
city or town Chevy Chase state MD zip code 20815

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

name Mr. Robert Morse Wood
street & number 229 Prince George Street telephone (410) 263-8209
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

Section 7 Page 1

44-46 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

=====
Located at the corner of Maryland Avenue and Prince George Street, 44-46 Maryland Avenue was constructed circa 1872 as a freestanding commercial building. Designed to be used by the Masonic Lodge and the Opera Company, the brick structure provided space specifically for the needs of both organizations, as well as storefront space. The three-story building, documented to be the first commercial building on the block, is larger in size and scale than the other commercial buildings on the block. The front elevation faces Maryland Avenue, while the northeast elevation extends along Prince George Street. The northwest elevation faces Randall Court, with parking in the rear. The southwest elevation is connected to its neighbor at 48 Maryland Avenue, which provides a lobby entrance for the upper stories of 44-46 Maryland Avenue. A three-story elevator and stair tower has been added to the west elevation.

Built in the Italianate style, the building at 44-46 Maryland Avenue is a vast, three-story, six course American Bond brick structure with a front gable roof covered in standing seam metal. The front elevation, alluding to a temple front form, is five bays wide and features two store front entries. The projecting storefronts are comprised of four store windows with recessed entries. The storefront is adorned by a projecting cornice supported by brackets with transoms above the store windows. The roof is covered with standing seam metal (tin). Three interior corbel capped brick chimneys project from the west elevation. A large interior end brick chimney protrudes from the rear elevation. A full basement, located in the rear of the building, is approximately 45 feet in depth with crawl space to the front of the building. The brick foundation measures approximately eight feet in depth. A cornerstone, stating the date of construction as 1872, the builder's name, and the name of the Masons responsible for the construction of the building, appears on the corner of Maryland Avenue and Prince George Streets above the storefront.¹

The 40 foot wide front elevation features, on the first floor, two recessed store front entries flanked by storefront windows with copper glazing bars. The post 1900 storefronts, each approximately 20 feet wide, are decorated by recessed wood panels supported by a stone block foundation. The entry doors are wood and glass with recessed panels. Fluted steel supports with an acanthus leaf

¹The date and the names of the Masons are clearly visible on the cornerstone. The name of the builder is not intelligible and had to be verified by newspaper articles pertaining to the construction of the building in 1872.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Inventory No. AA-635

Section 7 Page 2

44-46 Maryland Avenue

name of property

Anne Arundel County, MD

county and state

capital brace the second floor. The projecting store windows are capped with a wide cornice, with transoms above. The overhanging cornice of the storefront is supported by fluted brackets and modillions with a carved floral design, and carved molding and dentils. The second story has elongated segmental arched 9/9 window openings on projecting stone sills with brick hood ornamented by a stone keystone decorated with a Masonic symbol. Above the second story are five decorative brick recesses. The third story has segmental arched 1/1 and 6/6 windows with the same sill and hood as the second story. Historically, the windows on the third story were all 6/6 and the original sashes, having been stored in the basement of the building, are currently being reinstalled. The front gable roof is decorated by a pediment with a wide overhanging cornice ornamented by brackets, modillions, and dentil molding. The center of the gable is pierced by an oculus pivot window.

The northeast elevation, approximately 90 feet deep, has seven bays. The first story has segmental arched 6/6 windows with projecting wood sills and are capped by brick hoods. The central bay provides a side entry for the store. The wood and glass entry door originally had a two-light transom above, which currently is stored in the basement. A storefront bay window projects from the fifth bay and is supported on a brick foundation with recessed panels under the store window, with an entry to the sixth bay. The original entry leading to the stairhall for the upper stories of the building is located in the northernmost bay. The double entry of wood and glass has a two-light transom and a brick hood. The second and third story of the east elevation are the same as those on the front facade, with oculus pivot windows between the stories. The wide overhanging cornice is decorated with recessed panels, dentil molding, paired brackets, modillions, and brick pilasters.

The rear, or northwest elevation, is pierced in the upper portion of the gable roof by two oculus pivot windows. The brickwork between the oculus has been repaired due to chimney repairs. A single 6/6 window, located along the stair wall, appears between the first and second stories. The ghost of a one-and-half story gable roof addition, constructed in the alley known as Randall Court, appears on the rear elevation. Unlike the street facades the rear, and the west elevation have a simple brick cornice.

The south elevation has several entries, one of which has a

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Inventory No. AA-635

Section 7 Page 3

44-46 Maryland Avenue

name of property

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transom. The second story has randomly placed 6/6 windows with continuous lintels. A small rectangular hopper window has been added to provide ventilation. The third story has 1/1 windows with oculus pivot windows below. Several bays of windows have been either enclosed with brick or used to provide entries from the elevator and stair tower. The tower, approximately 20 feet by 20 feet, is pierced by 6/6 windows and a wood and glass entry door leading to the current lobby accessed through 48 Maryland Avenue.

The interior of the building, historically three stories, provided three commercial stores, an opera house, and a Masonic Lodge meeting hall. The first floor provided two storefronts on Maryland Avenue and one storefront on Prince George Street. After the current owner purchased the property, the interior wall dividing the retail space fronting on Prince George Street and the space located at the corner, was removed, creating one large retail space currently used as an art gallery. The retail space has a contemporary drop-ceiling and fluorescent lighting. The high baseboard, window and door trim, as well as the picture molding remain intact. The thin hard pine wood floors run the length of the building.

The other storefront, fronting on Maryland Avenue, is currently used as an interior design shop. The pressed tin ceiling, in a floral design, continues down the walls creating a coved cornice and terminates above the picture molding. Originally the rear of the south wall opened onto Randall Court. The original window opening, now a 2/2 fixed mirror, and the entry opening, now providing access to the lobby elevator area, remain. The molding surrounding the doors and windows have beaded profiles typical of the construction period with plain cornerblocks.

The second story, originally 22 feet in height, was designed at the time of construction to be used specifically by the Opera Company. Oral histories and physical evidence within the building indicate that the low stage was located at the front of the building, overlooking Maryland Avenue. The random-width oak floor runs the length of the building. Evidence of plaster swags and broken pediments can be found on the walls, near the ceiling, on the front and rear interior walls of the building. The dressing rooms for the Opera Company were located off the stair in the rear of the building. In the 1960s, the second floor was divided and an additional floor was created. The ceiling of the original second

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Section 7 Page 4

44-46 Maryland Avenue
name of property
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floor consists of steel supports for the third floor. The molding of the segmental arched windows were removed in the 1960s when the, now removed, drop-ceiling was installed. The ceiling of the new third floor displays evidence of a fire as well as the structural support system that was added in the 1940s for the floor above.

The original third floor, now the fourth floor, was a meeting hall for the Masonic Lodge. The floor was suspended from metal trusses located in the ceiling so that the second floor Opera House did not have ceiling supports obstructing the view of the stage. The Hall, with a 14 foot-high ceiling, consisted of three rooms and a narrow hall to the rear stair. Portions of the original baseboard molding have been preserved and reproduced where missing. The door and window beaded trim remain intact. The two rear rooms were renovated in the late 1940s to provide classroom space and slate chalkboards were installed. The classroom on the east side has two interior 6/6 windows that look onto the hallway. The narrow pine floor remains and is currently covered by carpeting.

The main entry and stairhall for the upper floor is located in the rear. The double entry opens onto vestibule with a ceramic tile floor edged with a decorative tile key pattern. The baseboard and plain picture molding remain, while the molding on the two interior doors has been replaced with plain molding. The dog-legged flight of stairs, approximately 8 feet in width, winds to the third story. The stringer wall of the stairs has beaded board walls.

The full basement extends from the rear of the building forward 45 feet. The two rooms and stairhall, running the width of the building, had brick interior walls with arched brick openings. The front of the building can be reached by a crawl space.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

Section 8 Page 1

44-46 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

=====
Built in 1872, the building at 44-46 Maryland Avenue is located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated as 44-46 Maryland Avenue illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions along the commercial route of Maryland Avenue between State Circle and Prince George Street. The Opera House was the first structure erected on the estate following its subdivision. Built by the Masons to house meeting rooms on the third floor, an opera house on the second floor, and store spaces on the first floor, this building survives as an excellent example of its type and is an important contributor to the Annapolis Historic District.

Designated as Lots 76, 77, 78, 79 and 80 on the Stoddert Map of 1718, the Bordley-Randall house property was originally bounded by College Avenue (originally called Tabernacle Avenue), Prince George Street, Maryland Avenue, State Circle and North Street. The Thomas Bordley family, who owned the property from 1726 to 1810 built the large Bordley-Randall house. In 1811, following John Beale Bordley's death, John Johnson, Chancellor of Maryland, bought the property and sold it that same year to William S. Green. In 1847, Alexander Randall purchased the property and, during the latter half of the 19th century, began to subdivide and improve the large tract of land with commercial and residential buildings.

The property, located at the corner of Maryland Avenue and Prince George Street, was sold by Alexander Randall to George M. Taylor and others in 1870.² Mr. Taylor and the other owners were members of the Masonic Lodge, Number 89 and planned to construct a Masonic Hall on the site. Joseph M. Marshall was the builder for the Hall and instrumental in insuring its completion in 1872. The cornerstone, inscribed with the names of the building's founders, was laid in May of 1872.³ Newspaper articles appeared in The

²The building located at 44-46 Maryland Avenue does not appear in a historic photograph of Maryland Avenue dating from the 1860s-1888s (Mame Warren Collection-1859-1910), MSA SC 985-285. It does appear in a historic photograph from the same collection dated circa 1870, MSA SC 985-141. The cornerstone and newspaper articles document the construction of the building in 1872.

³Jean Russo. "Information Sheet Regarding 44-46 Maryland Avenue, May 25, 1872." Collected from The Maryland Republican, September, 1985.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

Section 8 Page 2

44-46 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

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Maryland Republican announcing the construction events of the building, such as the completion of the brick work in August of 1872 and the tinning of the roof by Richard Tydings in November. The Masonic Lodge occupied the third floor for the first time on January 31, 1873.⁴ The grand opening for the Opera House, able to accommodate 600 people, occurred on February 15, 1873 with a production starring "Miss Laura Keene and her New York Company of Performing Artists."⁵

The Masonic Lodge was unable to pay the mortgage on the elaborate building and a mortgage sale occurred in 1875.⁶ The property was sold to Thomas Brundage. Part of the parcel of land on which 44-46 Maryland Avenue stands today was acquired, in 1889, by the Annapolis Opera House Association. In 1897 the remaining part of the parcel was sold to the Opera House Association.⁷ In 1907, the Opera House Association sold the property to Robert Werntz⁸, a professor who ran a preparatory school for the Naval Academy, retained the property until his death around 1943. At that time, David S. Lenkins, as Trustee for the Werntz Estate, sold the property to Philip Van Horn Weems and his wife, Margaret Thackray Weems.⁹ Philip Van Horn Weems, a Lieutenant Commander in the United States Navy, altered the interior of the building, dividing the second floor Opera House and creating an additional floor. Oral history, as stated by Mrs. Weems, reveals that Commander Weems attended the Naval Academy Preparatory School on the third floor of the building that was run by Robert Werntz, who according to the 1920 Census Record was professor. During his ownership, Weems renovated the third floor into classrooms for use as the Weems Preparatory School for the Naval Academy.

⁴Jean Russo. February 1, 1873.

⁵Jean Russo. February 15, 1873.

⁶Liber SH7, Folio 176.

⁷Liber SH35, Folio 169, 1889 and Liber GW6, Folio 448, 1897.

⁸Annapolis Opera House Association to Robert Werntz
Liber GW53, Folio 21, 1907.

⁹Liber JHH276, Folio 28.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

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Section 8 Page 3

44-46 Maryland Avenue
name of property
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=====

The Weems Family retained control of the building until 1970 when it was sold to a corporation called Consolidated Properties.¹⁰ By 1983, the property returned to the ownership of the Opera House Associates.¹¹ In 1986, Robert Morse Wood purchased and is currently restoring and renovating the building.¹² Today it is the only remaining theater in Annapolis constructed for the expressed purpose of theater and is currently used for retail and office purposes.

¹⁰Liber 2381, Folio 28.

¹¹Liber 3682, Folio 19.

¹²Liber 4227, Folio 750.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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44-46 Maryland Avenue

name of property

Anne Arundel County, MD

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Historic Period Theme: Architecture, Landscape Architecture &
Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial / Urban
Dominance, 1870-1930

Resource Type(s): Standing Structures

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-635

44-46 Maryland Avenue

name of property

Anne Arundel County, MD

county and state

=====
Chain of Title for 44-46 Maryland Avenue:

Pre 1726: Thomas Bordley's will devises all real estate in Annapolis (except Lots 92, 93, 104, 106 and lot on Francis Street) to son Stephen. Wife Ariana is executor

Wills L 19 Folio 99

1730: Lease to John Wolfe from the Bordleys
TI #1 Folio 268

1730: Mortgage on property between John Wolfe and Daniel Dulaney and John Tunstall
TI #1 Folio 22

1764: Stephen Bordley to his brother John Beale Bordley (real estate) and sister Elizabeth Bordley (house and furnishings)
Wills L 33 Folio 39

1789: Elizabeth Bordley to John Beale Bordley
Wills JG 1 Folio 107

1798: Philip B. Key is a tenant
Federal Direct Tax f.2

pre 1801: John Beale Bordley to John Johnson
Liber NH 16 Folio 607

1811: John Johnson gets the title to the land as per Bordley's will
Liber NH 16 Folio 607

1811: John Johnson to William S. Green
Liber WSG 1 Folio 1

1847: Trustee for William S. Green to Alexander Randall
Liber JHN 2 Folio 440

1872: Alexander Randall to George M. Taylor of the Masonic Lodge

1875: George M. Taylor to Thomas Brundage
Liber SH 7 Folio 176

- 1889: Thomas Brundage to Annapolis Opera House Association
Part of Parcel
Liber SH 8 Folio 537
- 1897: Randall Trustees to Annapolis Opera House Association
Remaining part of Parcel
Liber GW 6 Folio 448
- 1907: Annapolis Opera House Association to Robert Werntz
Liber GW 53 Folio 21
- 1943: David S. Lenkins, Trustee for Estate of Robert Werntz to
Philip Van Horn Weems and Margaret Thackray Weems
Liber JHH 276 Folio 176
- 1970: Philip Van Horn Weems and Margaret Thackray Weems to
Consolidated Properties
Liber 2381 Folio 28
- 1983: Consolidated Properties to Opera House Associates Limited
Partnership
Liber 3682 Folio 19
- 1986: Opera House Associates to Robert M. Wood
Liber 4227 Folio 750

1107-040- EOH inc

Completed 4th in Sept 1992

Builder was Jack Fitzmaurice
in Stanleyville

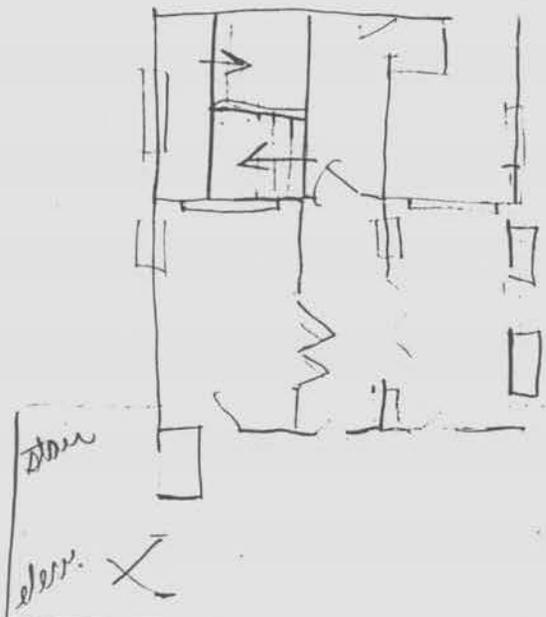
757-229-
Mansuet Weeks
Dodd

wide oak floor
running front to rear
exposed floor trusses
wainscoting in bus room
One 5 panel door

4 offices
& toilet

was approx
22 ft 2x3

2 offices



44-410 Maryland
Avenue
AA-035

4TH FLOOR

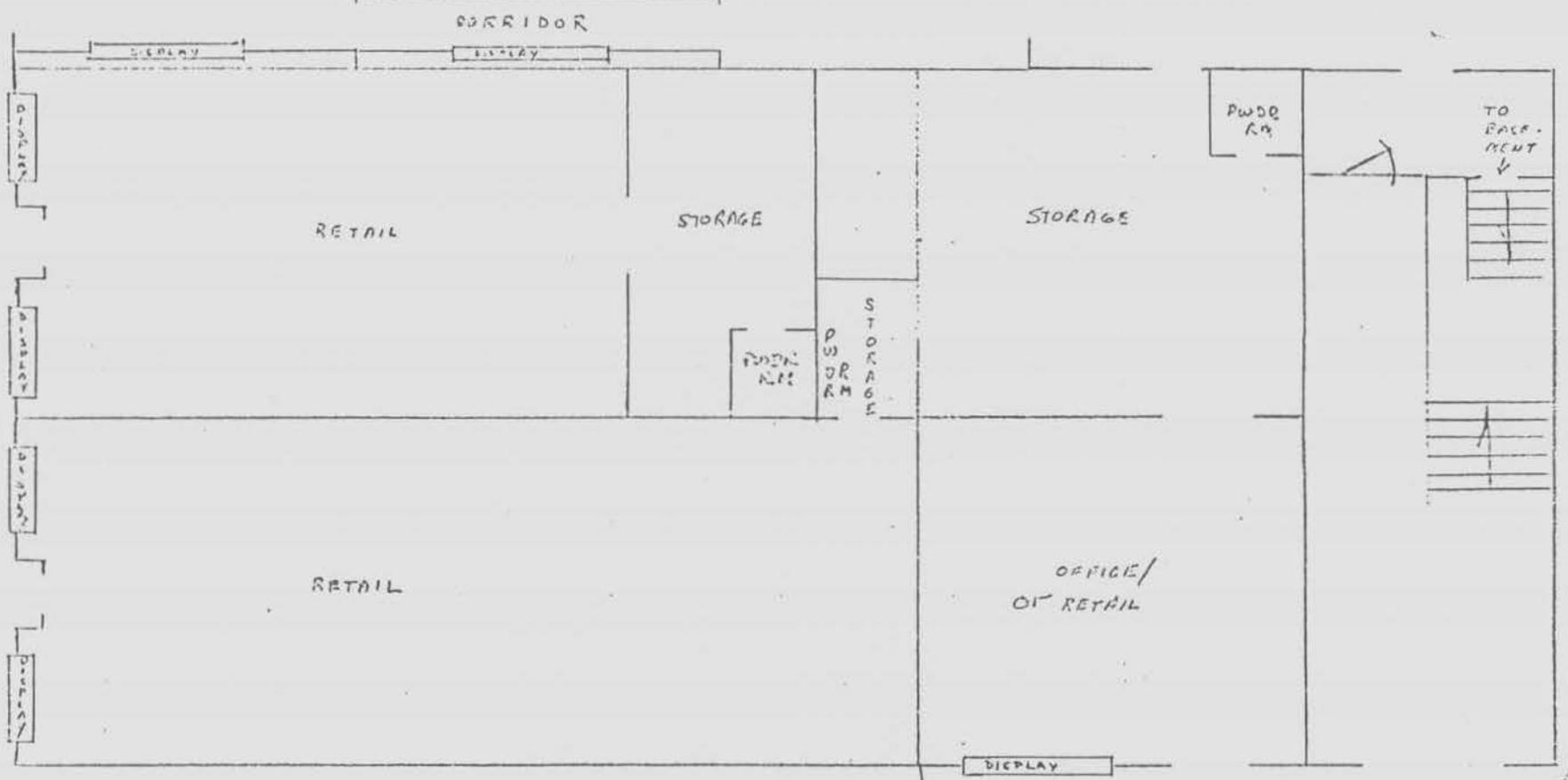
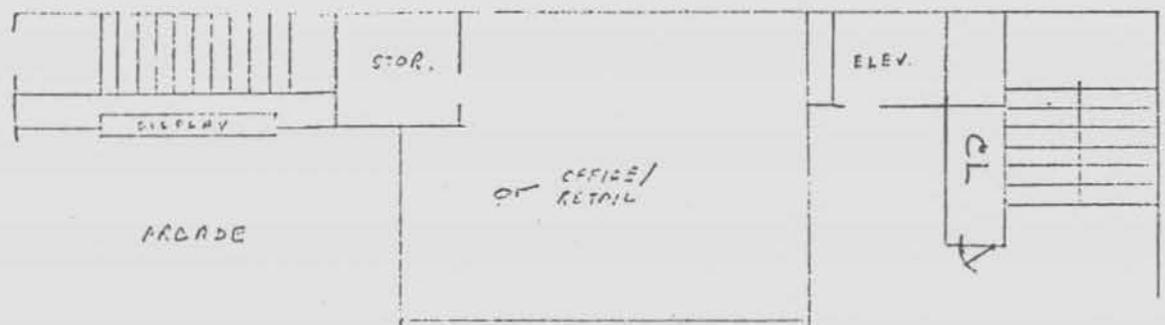
drop ceiling
new space
put in Wrens

3RD FLOOR



2ND FLOOR

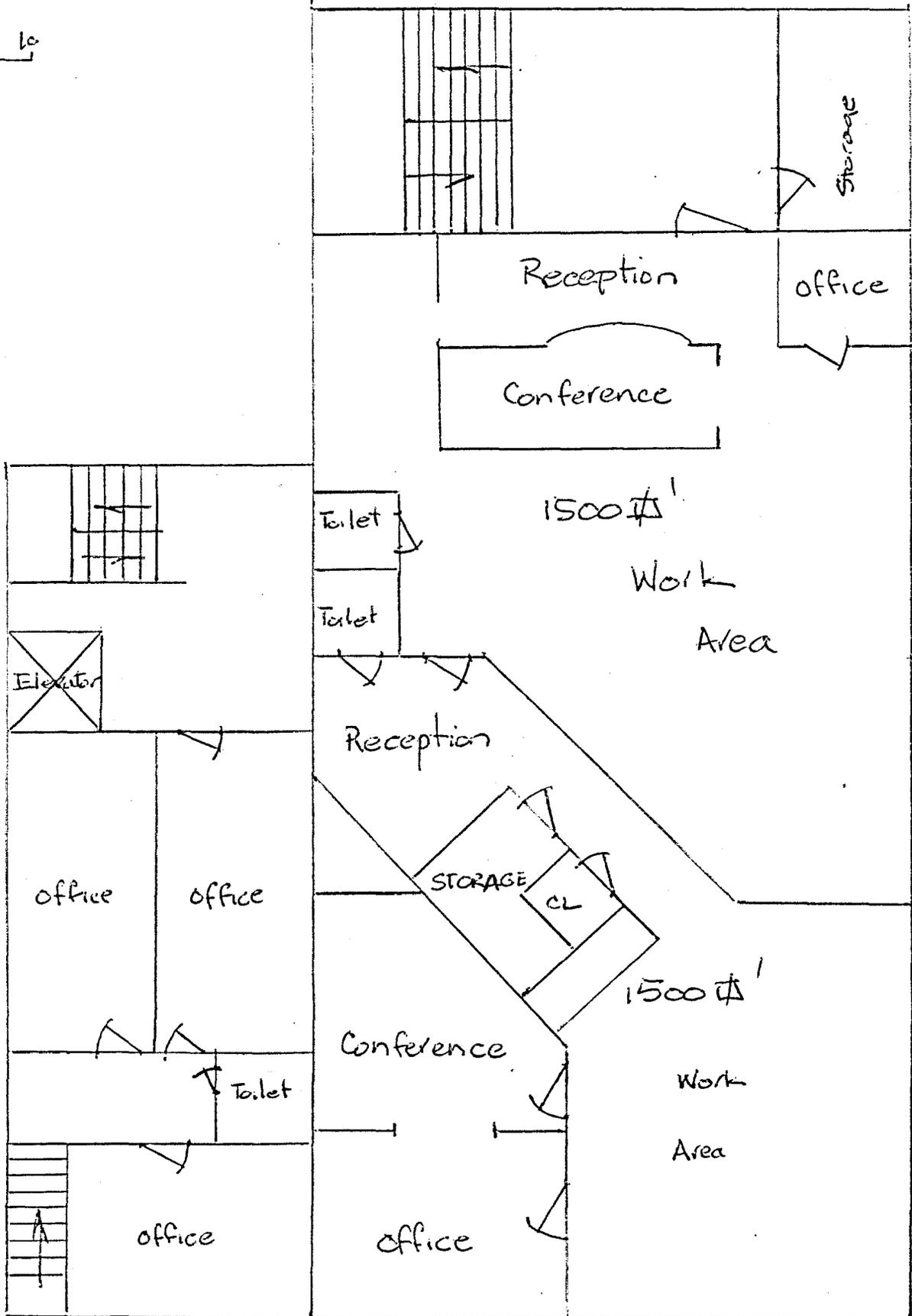
Approx
1" = 10'



← *Handwritten notes and arrows pointing to the bottom of the plan.*

AA-635

Approx
1" = 10'
10'

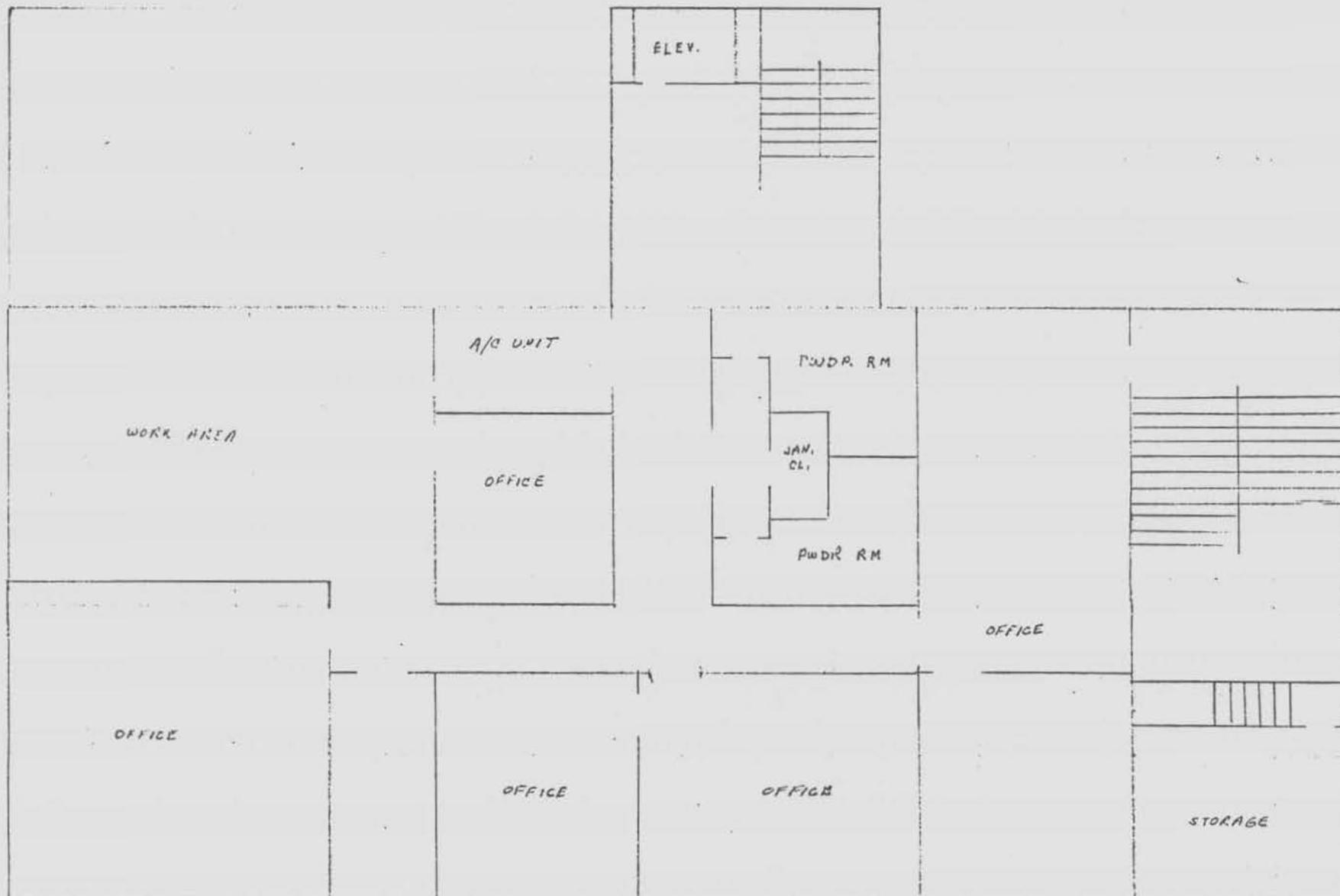


2ND Floor

Prince George Street

Maryland Avenue

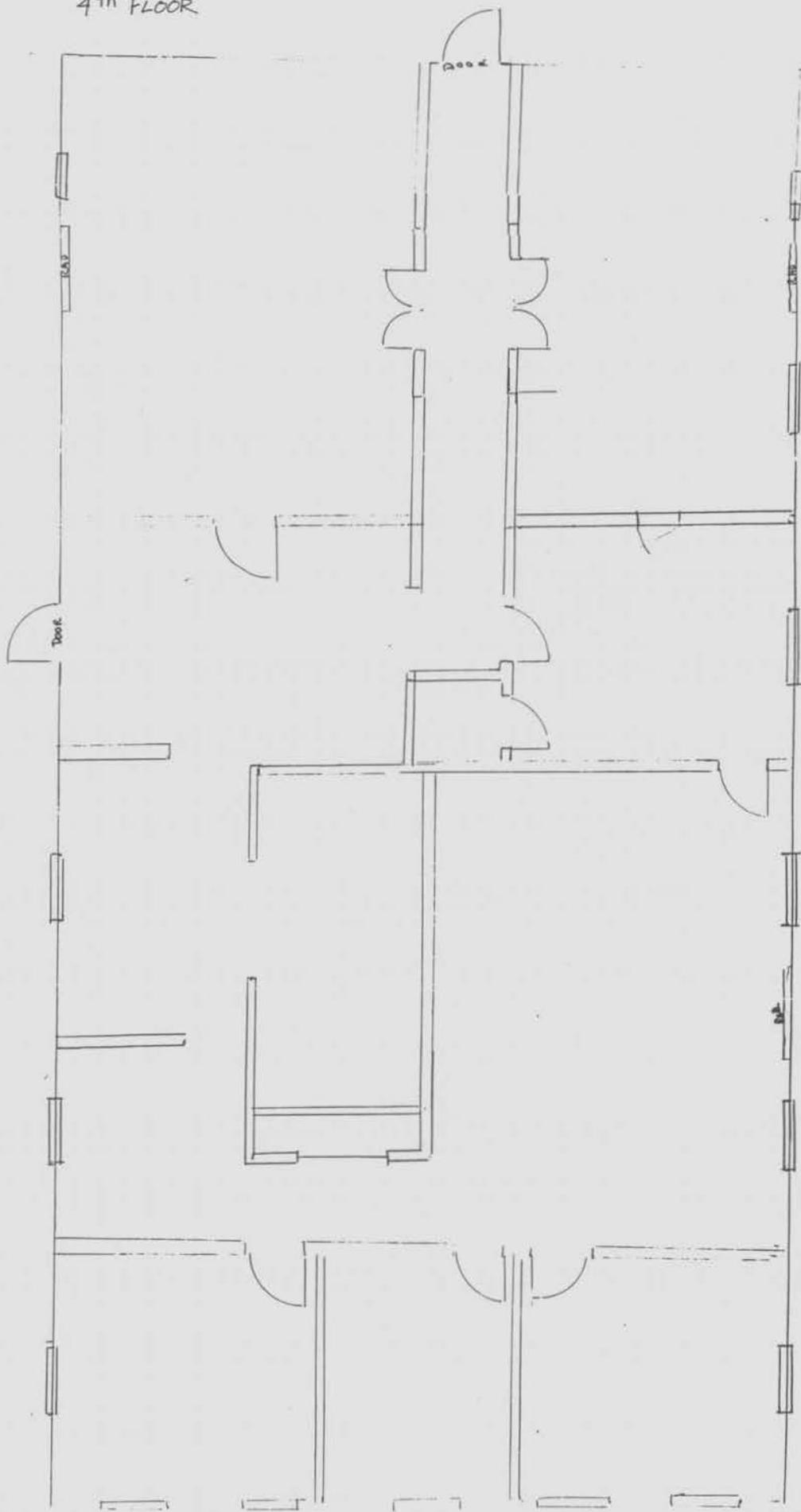
Approx
1" = 10'



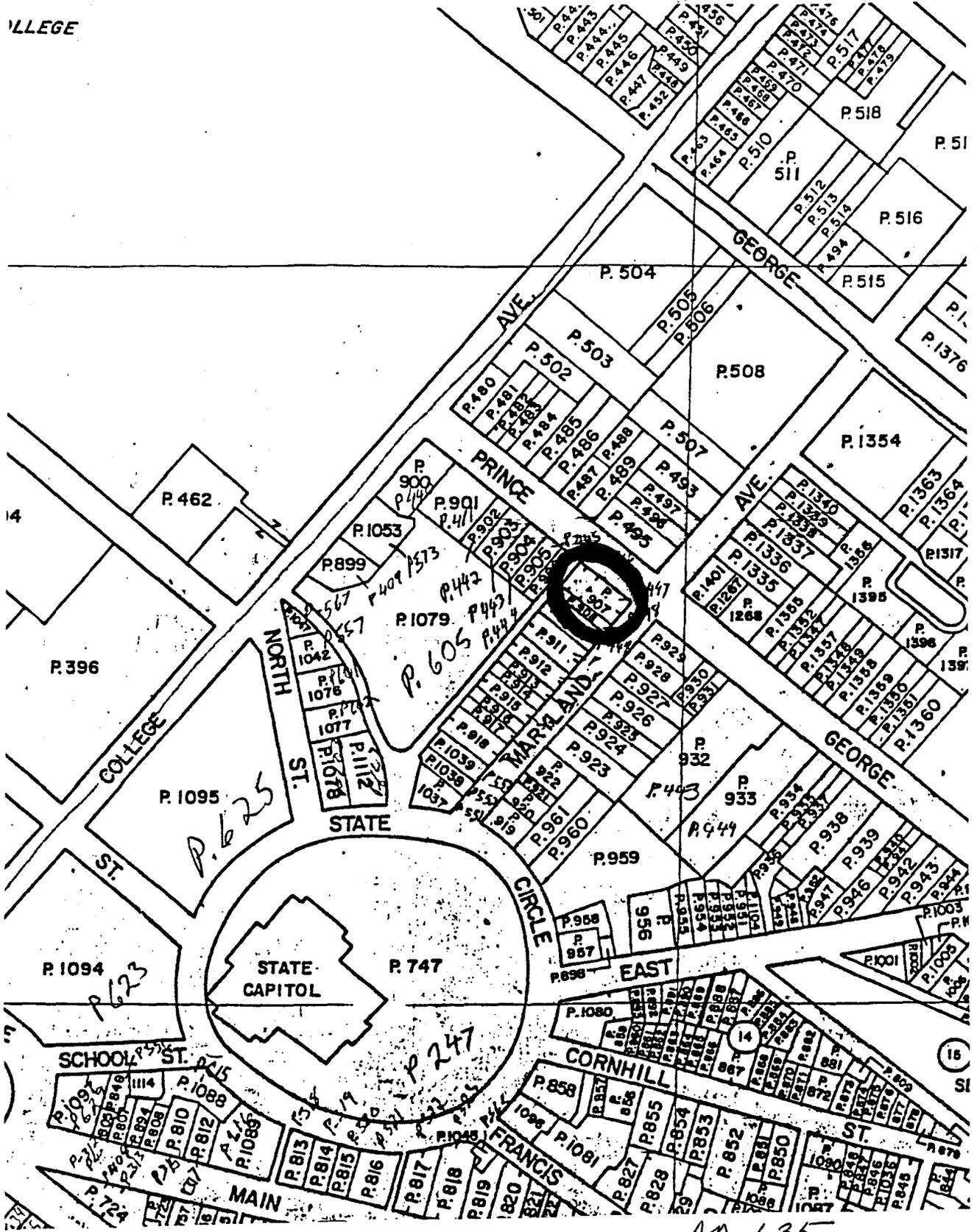
3RD FLOOR

AA-635

4th FLOOR

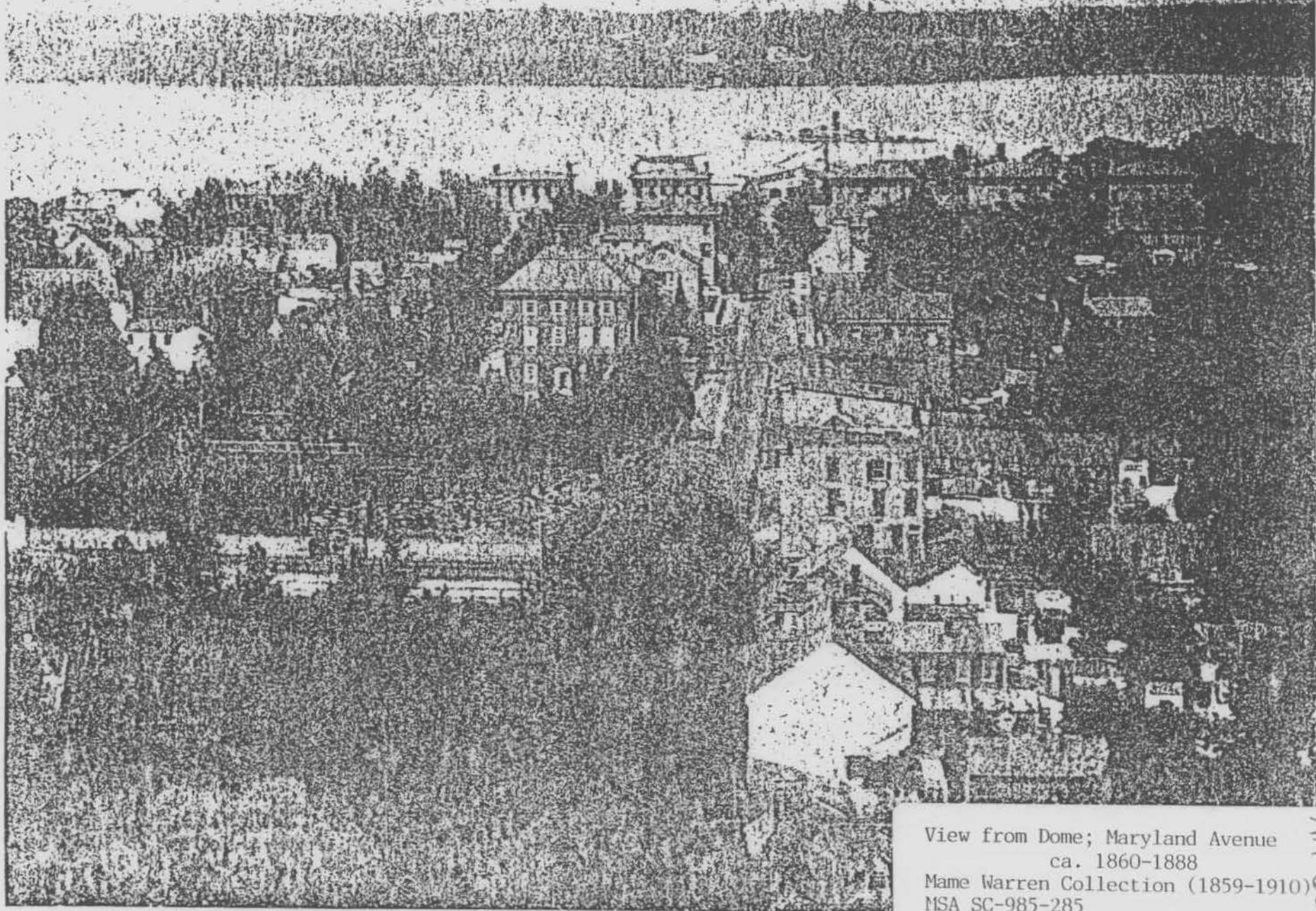


COLLEGE



AA-635

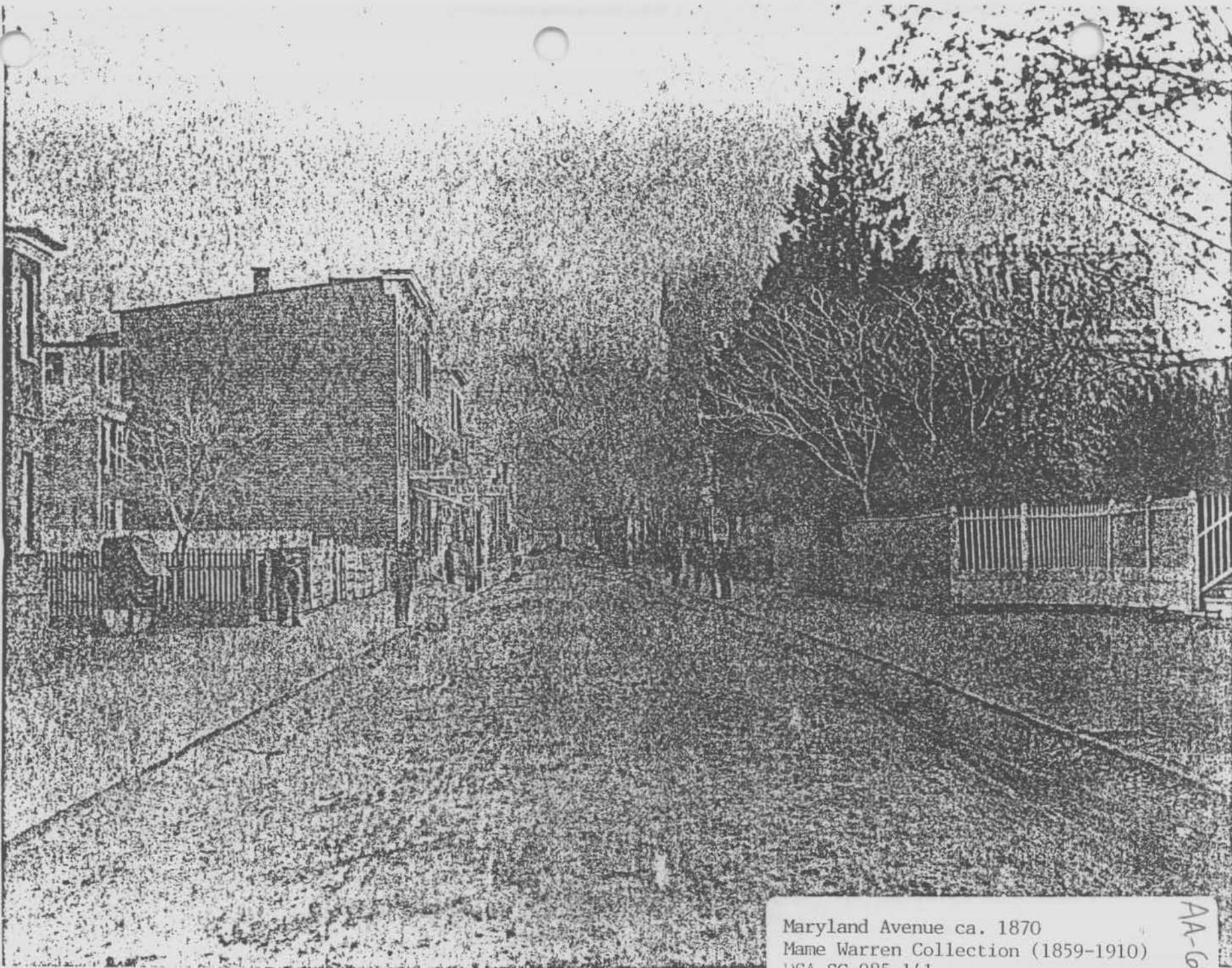
Map of Annapolis, No. 32
 Maryland Department of Assessments and Taxation
 1967; Revised 1991
 Scale 1' = 200'



View from Dome; Maryland Avenue
ca. 1860-1888

Mame Warren Collection (1859-1910)
MSA SC-985-285

AA-635



Maryland Avenue ca. 1870
Mame Warren Collection (1859-1910)
MSA SC-985-141

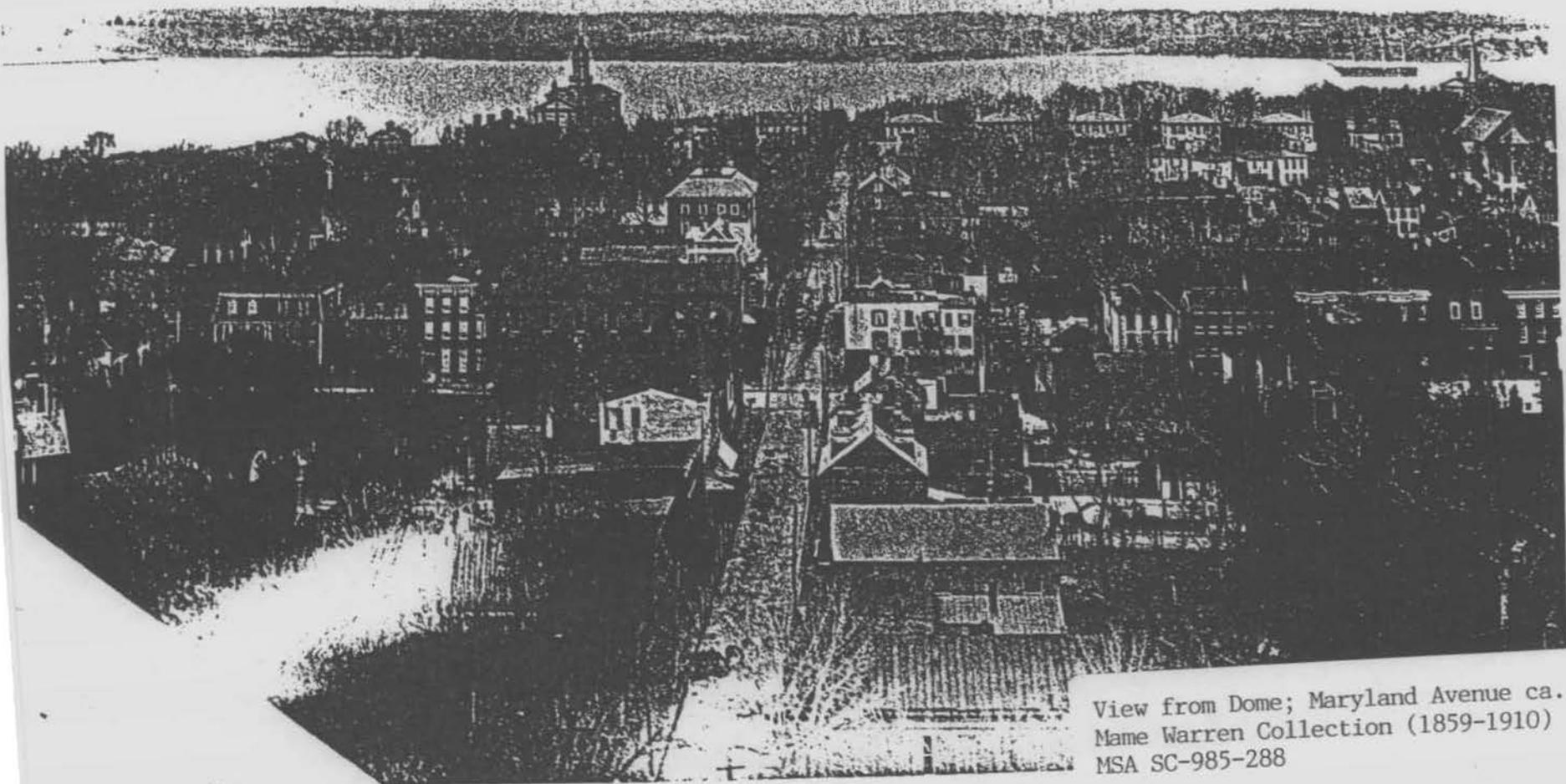
AA-635



View from Dome; Maryland Avenue
ca. 1888-1895

Mame Warren Collection (1859-1910)
NSA SC-985-287

AA-635



View from Dome; Maryland Avenue ca. 1890
Mame Warren Collection (1859-1910)
MSA SC-985-288

AA-635



View from Dome; Maryland Avenue to
East Street ca. 1924-1925
Hayman Collection (1920 ca.-1930 ca.)
MSA SC-1406-E25, 1924-1925

AA-635



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
SOUTHEAST ELEVATION

1/27



AA-635
44-46 MARYLAND AV
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
CORNERSTONE AND CORNICE, EAST CORNER
2/27



AA-635
44-46 Maryland Avenue
Annapolis, MD
Traceries
June 1993
Maryland SHPO
South corner elevation
3/27



AN-44-1

AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES

JUNE, 1993

MARYLAND SHPO
EAST CORNER (MARYLAND AV AND PRINCE GEORGE ST)

4/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES
JUNE, 1993
MARYLAND SHPO
NORTH ELEVATION
5/27



AA-635

44-46 MARYLAND AV
ANNAPOLIS, MARYLAND

TRACERIES

JUNE, 1993

MARYLAND SHPO

WEST ELEVATION, VIEW FROM RANDALL COURT

6/27



AA-635
44-46 MARYLAND AV
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
BASEMENT, NORTH ROOM
7/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES
JUNE, 1993
MARYLAND SHPO
BASEMENT CRAWL SPACE LOOKING SOUTH
8/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES

JUNE, 1993

MARYLAND SHPO

BASEMENT, FOUNDATION NORTHEAST WALL

9/27



AA-635
44-46 MARYLAND AVE.
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
MAIN STAIR, NORTH ROOM
10/27



AA-635

44-46 Maryland Ave

Annapolis, Maryland

Traces

June 1993

Maryland SHPO

1st floor, tile floor of main stair hall

1/27



AA635
44-46 MARYLAND AVE.
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
1ST FLOOR STORE WINDOW INTERIOR
12/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
INTERIOR SOUTH WALL, 1ST FLOOR

13/27



AA-635

44-46 MARYLAND AV
ANNAPOLIS, MARYLAND

TRACERIES

JUNE, 1993

MARYLAND SHPO

1ST FLOOR STOREFRONT, SW CORNER INTERIOR

14/27



AA-635

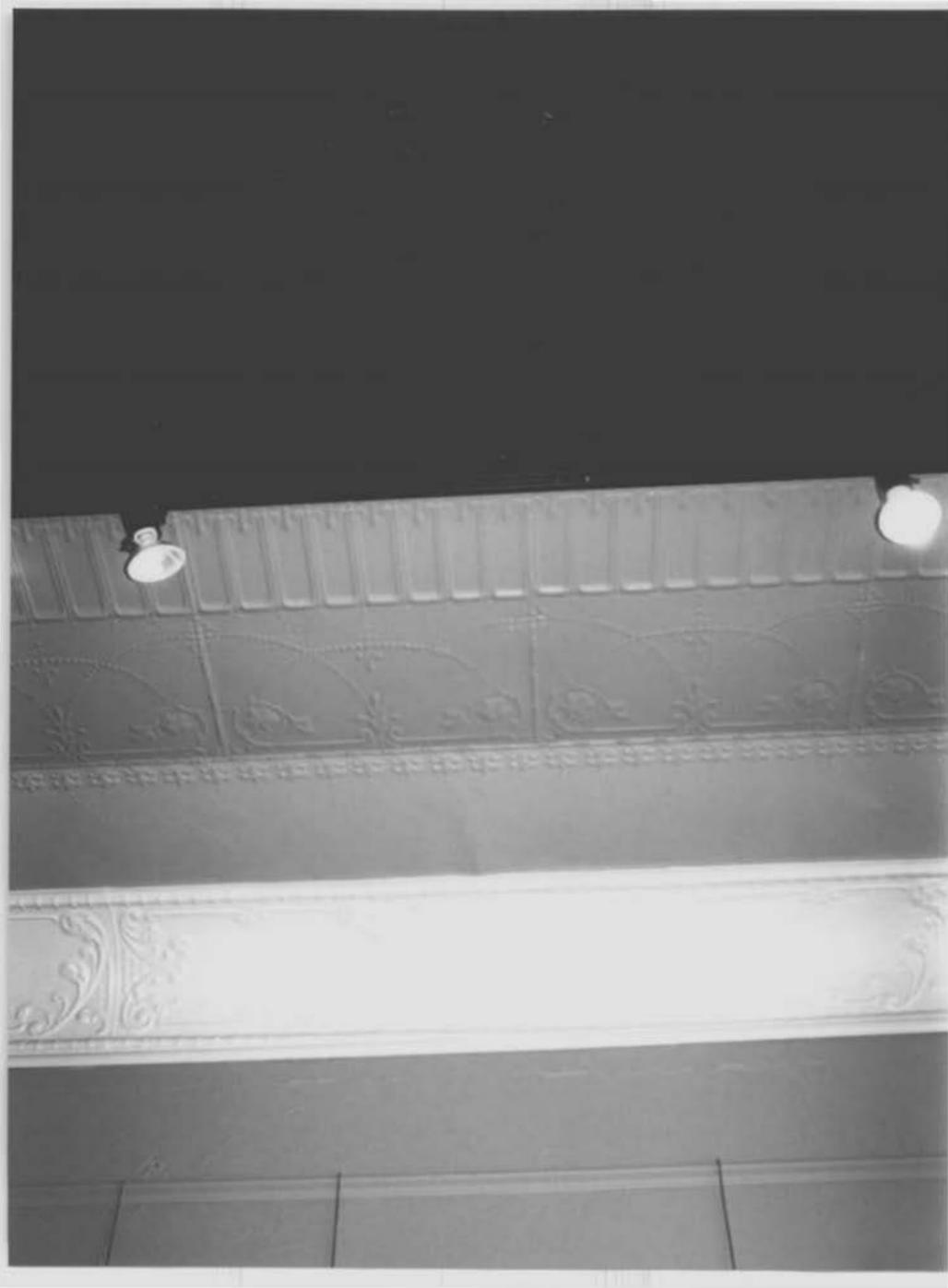
44-46 MARYLAND AV
ANNAPOLIS, MARYLAND
TRACERIES

JUNE, 1993

MARYLAND SHPO

1ST FLOOR STOREFRONT PRESSED TIN CEILING

15/27



AA-635
44-46 MARYLAND AV
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
1ST FLOOR STORE FRONT PRESSED TIN CEILING
16/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES
JUNE, 1993
MARYLAND SHPO
2ND FLOOR WINDOW LOOKING WEST
17/27



AA-635
44-46 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
2ND FLOOR SW INTERIOR WALL
18/27



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ANNAPOLIS, MARYLAND
TRACERIES

JUNE, 1993

MARYLAND SHPO

3RD FLOOR SUSPENSION OF 4th FLOOR

19/27



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ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
3RD FLOOR CEILING
20/27



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ANNAPOLIS, MARYLAND
TRACERIES

JUNE, 1993
MARYLAND SHPO

3RD FLOOR CEILING AND SW WALL

21/27



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44-46 MARYLAND AVE

ANNAPOLIS, MARYLAND

TRACERIES

JUNE, 1993

MARYLAND SHPO

3RD FLOOR WINDOW LOOKING SE

22/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND

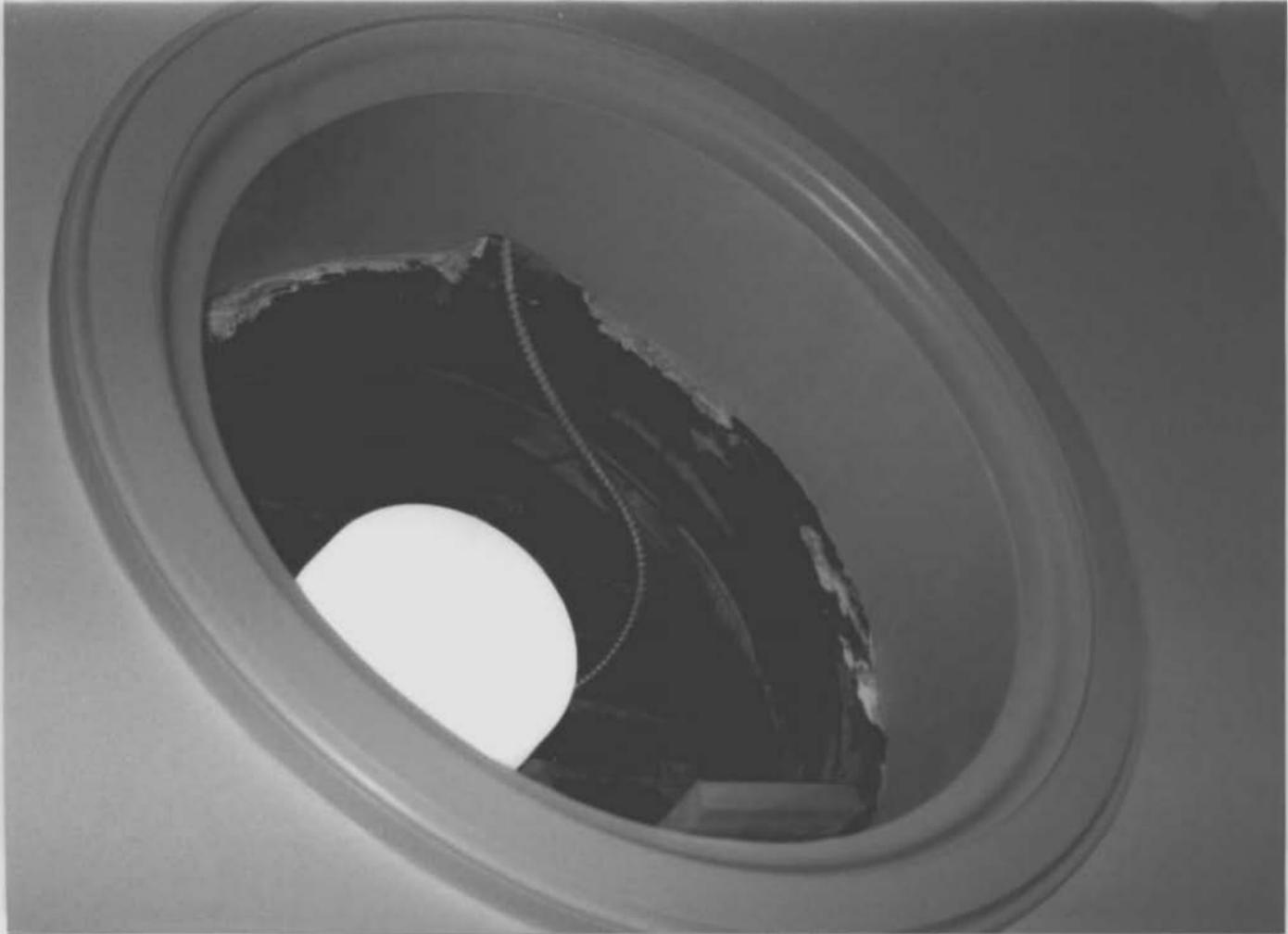
TRACERIES

JUNE, 1993

MARYLAND SHPO

3RD FLOOR NE WALL PLASTER MOLDING

23/27



AA-635

44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND

TRACERIES

JUNE, 1993

MARYLAND SHPO

3RD FLOOR, INTERIOR VIEW OF OCULUS WINDOW

24/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
MAIN STAIRS TO 4TH FLOOR
25/27



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44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRALERIES
JUNE, 1993
MARYLAND SHPO
4th FLOOR INTERIOR WALL

26/27



AA-635
44-46 MARYLAND AVE
ANNAPOLIS, MARYLAND
TRACERIES
JUNE, 1993
MARYLAND SHPO
4th FLOOR WINDOW LOOKING EAST
27/27

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 635</u>	
NEGATIVE FILE NUMBER:	
UTM REFERENCES: Zone/Easting/Northing	
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME: Opera House, Masonic Hall, Weems Preparatory School	
PRESENT USE: Retail/Hall	
ORIGINAL USE: Opera House	
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()	
THEME:	
STYLE: High Victorian	
DATE BUILT: 1872	

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 44-46 Maryland Avenue
COMMON NAME:
FUNCTIONAL TYPE: Comm Map32 Par 417
OWNER: Consolidated Properties
ADDRESS: Randall Court Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local () State () National (X) <input type="radio"/>

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: Common 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 () 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: 4=5
 Number of Bays: 5 x 7
 Approximate Dimensions: 40 x 90

Entrance Location: 2 at front facade

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-635

Excellent bracketed cornice with full pediment enriched by deep consoles; drip molds at tall windows with limestone keys, inscribed with masonic emblems; recessed brick panels between second and third floor windows; tall 9/9 windows at second floor extend full height; excellent cornice with full architrave at first floor, with deep brackets and dentils, full width ribbon of transom windows, well designed shopfronts; oeil-de-boeuf window in gable and blind round openings between second and third floors of Prince George Street facade, which has the continuation of the front cornice that defines the pediment.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Exceptional High Victorian structure, critical to Annapolis as a type and for its contribution to this important corner site. Built as Opera House, one time home of Weems Preparatory School and Masonic Temple.

*Wormitz
Now Read
Prep. School*

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

AP-635 X

0206351511

Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 44 Maryland Avenue ORIGINAL OWNER ORIGINAL USE Opera House PRESENT OWNER P.V.H. Weems PRESENT USE stores/offices WALL CONSTRUCTION brick NO. OF STORIES three	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME Opera House DATE OR PERIOD 1872 STYLE High Victorian ARCHITECT BUILDER - Hall 3. FOR LIBRARY OF CONGRESS USE
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4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC

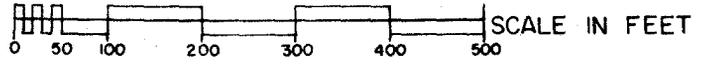
One of Annapolis' truly superb Victorian structures, the Opera House has had a varied career and was at one time home of Weems Preparatory School. An extremely large structure the Opera House has long 9/9 windows with brick drip moldings and the masonic emblem on the marble keystone. Basically a giant temple in form, the pedimented end faces Maryland Avenue and has a simple brick ocul-de-boeuf window on the pediment. Both the pediment and cornice has modillions and dentils; double brackets support the cornice. Such a massive block should be usable, but even as a so-called white elephant, the Opera House should be preserved. Architecturally it is an Annapolis monument.

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

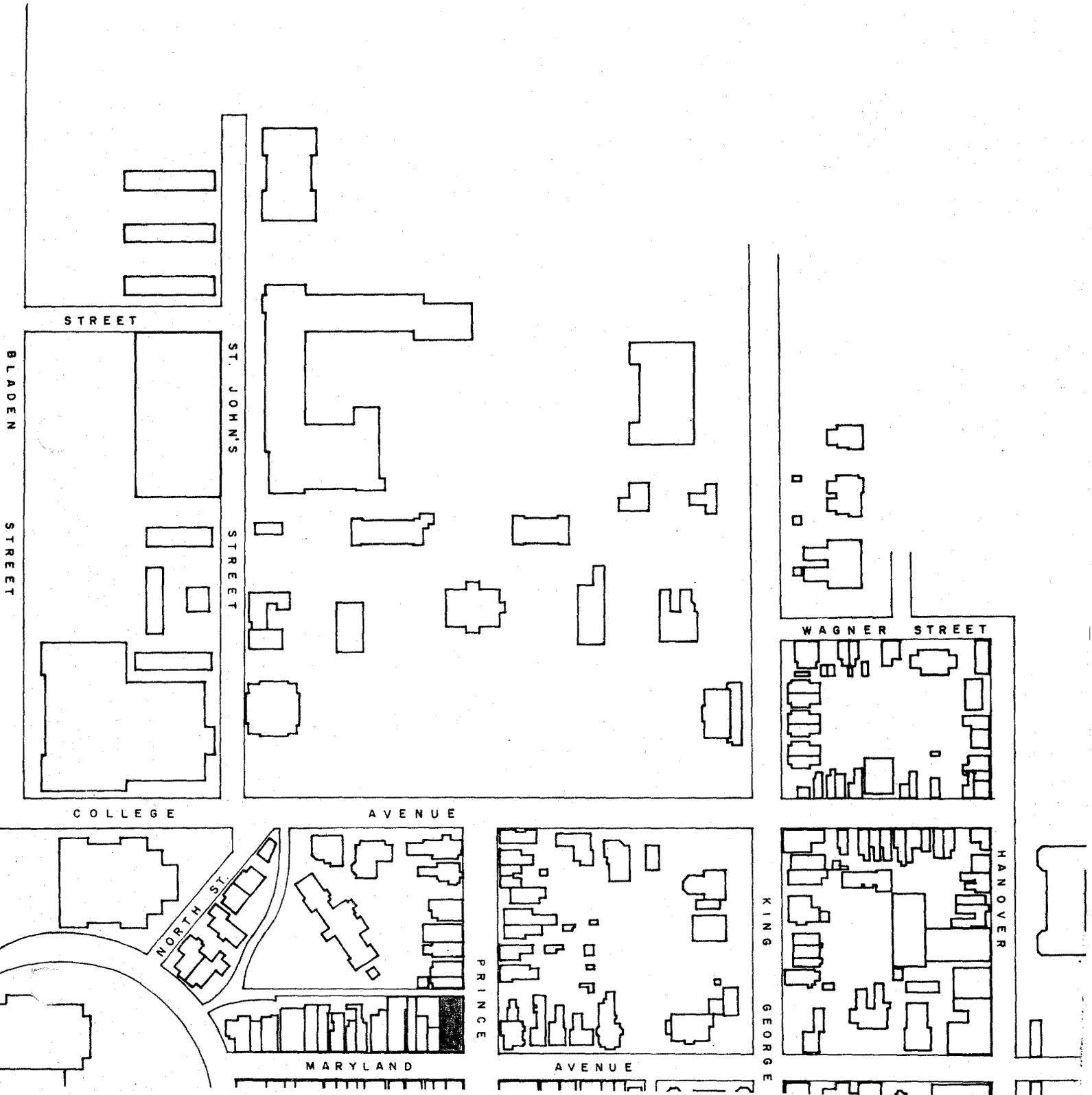


Exterior good

5. 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 21, 1967



AA 635
ANNAPOLIS HIST. DIST.





44-46 Maryland Ave. AA 635
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland

NE Elevation/camera facing sw