

**CAPSULE SUMMARY**  
**The Hays Building (AA-650)**  
**15 School Street**  
**Annapolis, Maryland**

The imposing three-story masonry building at 15 School Street was constructed in 1923 by Royal H. Wigley as office space. The property on which the office building was erected had been in the Wigley family since 1883, when Joseph S. Hays purchased the unimproved lot from Emily Wilmot. Hays, a sewing machine dealer, had a one-story wood frame building erected by 1891 on School Street, leasing it as office space.

Known as the Hays Building, the three-story building presently denoted as 15 School Street continues to utilize the name of its late 19th century predecessor. The office building is constructed of hollow tile, clad with a smooth stucco finish, and is covered with a sloped roof. An Italianate-style cornice graces the roofline, giving the unadorned building some architectural detailing, along with a historic treatment that helps it blend into its historic surroundings.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-650

=====

1. Name of Property

=====

historic name Hays Building

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

=====

2. Location

=====

street & number 15 School Street not for publication \_\_\_\_\_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>	_____	_____	_____	Total

Is this property listed in the National Register?

Yes  Name of Listing Annapolis Historic District  
No \_\_\_\_\_

Maryland Inventory of Historic Properties  
Hays Building  
15 School Street  
Annapolis, Maryland

Inventory No. AA-650  
Page 2

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

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: Professional (Office)  
DOMESTIC Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: Professional (Office)

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

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Hollow Tile  
roof Not Visible  
walls Hollow Tile with Stucco  
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  
Hays Building  
15 School Street  
Annapolis, Maryland

Inventory No. AA-650  
Page 4

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

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1923-1950  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1923  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation Undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

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

See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties  
Hays Building  
15 School Street  
Annapolis, Maryland

Inventory No. AA-650  
Page 5

=====

9. Major Bibliographical References

=====

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

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

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

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.

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

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1903, 1908, 1913, 1921, 1930, and 1954 updated.

Maryland Inventory of Historic Properties  
Hays Building  
15 School Street  
Annapolis, Maryland

Inventory No. AA-650  
Page 6

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

Acreage of Property Less than one acre

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

The property designated as 15 School Street is located on Parcel 849 as shown on Grid 16, Map 4Z in the City of Annapolis.

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

The building has been historically associated with this property since its construction in 1923.

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

name/title L. Trieschmann & K. Williams, Architectural Historians  
organization EHT Traceries, Inc. date June 10, 1999  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====

name J & B Partnership  
street & number PO Box 831 telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-650

Section 7 Page 1

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====  
The three-story office building located at 15 School Street, known as the Hays building, was constructed in 1923 on the site of a small, one-story frame structure. It is constructed of hollow tile, clad with a smooth stucco finish, and is covered with a sloped roof. An Italianate-style cornice graces the roofline, giving the unadorned building some architectural detailing, along with a historic treatment that helps it blend into its historic surroundings.

The front elevation facing School Street is divided into three bays with a central entry on center of the first story and windows in all other bays. The entry, raised slightly above ground level and reached by a granite step, features an architrave surround with a boldly projecting cornice supported by large brackets rising from fluted pilasters. This architrave defines the opening, which leads directly into a vestibule. From the vestibule, a wood and glass interior door with a single-light transom opens onto the interior corridor. This door has square-edged trim, mitred and nailed at the corners.

To either side of the central entry are single 8/1 windows, cut cleanly into the stucco wall surface, and offering no exterior trim, except for the brick soldier-course sills. The second and third stories similarly have 8/1 windows, except the central entry of the second story above the door which is fitted with a 4/1 window. Above the third story is the Italianate-style wood cornice, articulated with five wood brackets and interspersed with wood modillions.

The interior of the building is finished with modern office partitions and offers no historic materials or features.

Section 8 Page 1

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====

The tall three-story masonry building at 15 School Street was constructed in 1923 by Royal H. Wigley as office space. The property on which the office building was erected had been in the Wigley family since 1883, when Joseph S. Hays purchased the unimproved lot from Emily Wilmot. Hays, a sewing machine dealer, had a one-story wood frame building erected by 1891 on School Street, leasing it as office space. Known as the Hays Building, the three-story building presently denoted as 15 School Street continues to utilize the name of its late 19th century predecessor.

**Site History**

The property on which 15 School Street stands is a portion of Lot 73, which was owned in the 1720s by Margaret Steele. The triangular lot included 7-23 School Street and 220-238 Main Street. Following the subdivision of the lot in the mid-18th century, the northernmost portion of property fronting Church Circle at the corners of Main and School Streets was first leased, then owned, by the saddler and farmer, Nathan Waters. The 1765 deed of conveyance from then-owner William Paca to Waters records the existence of several dwelling houses. Immediately upon purchasing the northern portion of Lot 73, Waters began to subdivide it into smaller parcels. By 1774, the parcel later denoted as 15-17 School Street was conveyed to Water's granddaughter, Elizabeth McClellan Chisholm for 174 pounds sterling. The sale included 35-1/2 feet fronting School Street, with dwellings then in occupation of Denis Dulaney.

Upon the death of Chisholm, the School Street property was devised to her grandson, John Wilmot, Jr. The dwelling former occupied by Dulaney was inhabited by John Wilmot, Sr. The property remained in the Wilmot family throughout the 19th century, continuing to be owned by descendants of the Waters family for 118 years. In 1831, Ann Wilmot was charged with a single lot and improvements valued at \$600. In the 1849 assessments, the same lot was assessed at \$450. By 1860, the Wilmot house, now owned and occupied by Emily Wilmot, was one of four dwellings fronting School Street. Historic maps indicate a building, presumably the Wilmot house, was extant in the late 1870s. The Sanborn Fire Insurance Maps of 1885, however, document the dwelling was no longer standing.

In 1880, Joseph S. Hays purchased a portion of Lot 73 at 230-234 Main Street. Three years later, Hays took possession of the adjacent parcel fronting School Street. The property, now denoted as 15-17 School Street, was sold to Hays by Emily Wilmot for \$245. Hays, born in Pennsylvania in 1846, was a sewing machine dealer.

Section 8 Page 2

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====

Maintaining his primary residence at 234 Main Street (AA-589), Hays had a wood frame building erected on School Street. The one-story building, dating from circa 1891, was leased by Hays as law offices. Together, the Main Street property and the School Street property remained in the Hays family for seventy-five years. During the Hays family ownership of the property on School Street, the one-story wood frame building, commonly known as the Hays Building, was continuously leased as office space.

**Building History**

The modest structure, devised to grandson Royal H. Wigley from Amelia D. Hays in 1917, was replaced in 1923 with the present three-story hollow tile building clad in stucco. Likewise utilized as office space, the new structure was also known as the Hays Building. Wigley was assessed in 1923 for the new office building, valued at \$5540. In 1924, the Hays Building was occupied by two real estate companies, Metro Life Insurance Company, a chiropractor, dentist, hairdresser, surveyor, and lawyer's offices. The first floor was utilized by the Hecht Brothers Department Store as a furniture showroom. The American Legion held regularly scheduled meetings in the building. Additionally, as noted in the 1928 city directory, property owner Royal H. Wigley maintained a shop in the building where he tuned pianos. The city directory of 1948 indicates that the building had eleven offices occupied by eight companies and two residential apartments on the third floor.

In 1958, Royal and Louise R. Wigley divided the property, conveying 13 School Street and 230-232 Main Street to the Annapolis Banking and Trust Company and 234 Main Street to Patricia Holden. The sale of the Hays Building to the adjacent Annapolis Banking and Trust Company did not result in a change in use, as the property continued to serve as office space. The 1961 city directory shows that in addition to the Unitarian Church study classes, the building was occupied by five lawyers. By 1972, only three occupants are noted in the directory.

In August 1975, days prior to conveying the property, the Annapolis Banking and Trust Company deeded an easement on the facade of the Hays Building to Historic Annapolis Foundation. Title to the property was then conveyed to Roy D. Cromwell. By 1982, Cromwell had defaulted on the mortgage held by the Maryland National Bank. Consequently, the Hays Building was sold at public auction to Jerome J. Parks. Interest was assigned by Parks to the J & B Partnership, the current owner of the office building.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-650

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

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

Industrial/Urban Dominance (1870-1930)  
Modern Period (1930-present)

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

Architecture, Landscape Architecture, and  
Community Planning

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** COMMERCE/TRADE/Professional (office)  
DOMESTIC/Multiple Dwelling

**Known Design Source:** Unknown

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====  
**Chain of Title for 15 School Street:**

- 1723: Margaret Steele to William Pontnoy  
Sections of Lot 73  
Land Records of Anne Arundel County,  
Liber B Folio 107
- 1726: William Pontnoy to Dr. Charles Carroll  
Land Records of Anne Arundel County,  
Liber SY 1 Folio 260
- 1728: Dr. Charles Carroll to John Samuel  
Minskie  
Land Records of Anne Arundel County,  
Liber RD 1 Folio 112
- 1733: John Samuel Minskie to Amos Woodward and  
Richard Bennett  
Land Records of Anne Arundel County,  
Liber RD 2 Folio 34
- 1751: Richard Bennett devised one-half interest  
to Margaret Chew, daughter of his cousin,  
Henrietta Dulany  
Will Records of Anne Arundel County,  
Liber 34 Folio 330
- 1760: Nicholas Minskie conveys lease to Nathan  
Waters  
Land Records of Anne Arundel County,  
Liber BB 2 Folio 371
- 1765: William Paca, husband of Mary Chew, to  
Nathan Waters  
Land Records of Anne Arundel County,  
Liber BB 3 Folio 313
- 1774: Nathan Waters to Elizabeth McClellan  
Provincial Court Deeds,  
Liber DD 5 Folio 728
- 1800: Elizabeth McClellan devised to grandson,  
John Wilmot, Jr.  
Will Records of Anne Arundel County,  
Liber JG 2 Folio 111

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-650

Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====

April 24, 1880: Sarah A. Williams to Joseph S. Hays  
Portion of Property fronting Main Street  
Land Records of Anne Arundel County,  
Liber SH 15 Folio 504

October 24, 1883: Emily Wilmot to Joseph S. Hays  
Portion of Property fronting School Street  
Land Records of Anne Arundel County,  
Liber SH 22 Folio 373

1916: Joseph S. Hays devised to wife, Amelia D.  
Hays  
Will Records of Anne Arundel County,  
Liber OBD 1 Folio 267

February 8, 1917: Amelia D. Hays devised to grandson, Royal  
H. Wigley  
Will Records of Anne Arundel County,  
Liber OBD 1 Folio 379

February 10, 1948: Royal H. and Louise R. Wigley to James O.  
Onderdonk, Trustee  
Land Records of Anne Arundel County,  
Liber JHH 454 Folio 536

February 10, 1948: James O. Onderdonk, Trustee, to Royal H.  
and Louise R. Wigley  
Land Records of Anne Arundel County,  
Liber JHH 455 Folio 80

June 25, 1958: Royal H. and Louise R. Wigley to  
Annapolis Banking and Trust Company  
Land Records of Anne Arundel County,  
Liber GTC 1214 Folio 360

August 1975: Easement to Historic Annapolis Foundation  
Land Records of Anne Arundel County,  
Liber WGL 2785 Folio 652

August 21, 1975: Annapolis Banking and Trust Company to  
Roy D. Cromwell  
Land Records of Anne Arundel County,  
Liber WGL 2785 Folio 632

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-650

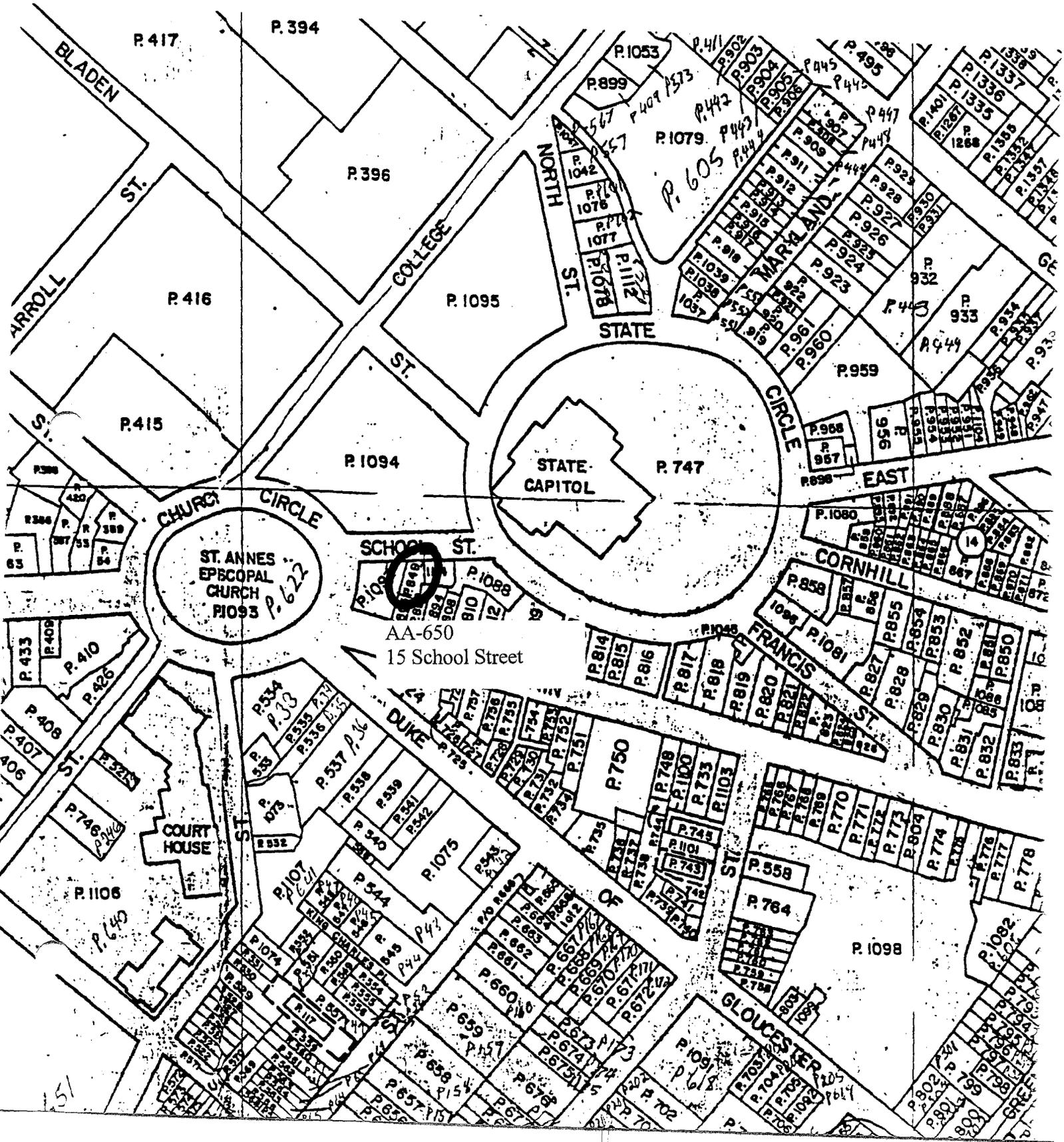
Hays Building  
name of property  
Annapolis, Maryland  
county and state

=====

February 26, 1982:

Maryland National Bank and M. Willson  
Offutt, IV, attorney for mortgage of Roy  
D. Cromwell, to J & B Partnership  
Land Records of Anne Arundel County,  
Liber 3474 Folio 614

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





AA-650

15 SCHOOL STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

WEST CORNER, LOOKING NE

1 OF 3



AA-650

15 SCHOOL STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

WEST ELEVATION, LOOKING SOUTH

2 OF 3



AA-650  
15 SCHOOL STREET  
ANNAPOLIS, M  
TRACERIES  
MAY 1999  
MD SHPO  
NORTH ELEVATION DETAIL,  
LOOKING SOUTH

3 OF 3

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <b>AA 650</b>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME: Hays Building
ORIGINAL FORMAL NAME:
PRESENT USE: Office
ORIGINAL USE: Office
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent ( ) Good (X) Fair ( ) Poor: ( )
THEME:
STYLE: L 19th C Commercial
DATE BUILT: 1891-1897

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 15 School Street
COMMON NAME: Hays Building
FUNCTIONAL TYPE: Comm Map 32 Par 356
OWNER: Roy Cromwell
ADDRESS: P. O. Box 864 Annapolis, MD 21404
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local (X) State ( ) National ( ) <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 ( ) Stone ( ) Concrete ( ) Concrete Block ( )
  - Iron ( ) D. Steel ( ) E. Other: Structural Tile
- Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( ) Novelty ( ) Stucco (X) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( ) Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle ( )  
Bonding Pattern: \_\_\_\_\_ Other: \_\_\_\_\_
- Roof Structure
  - Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )
  - Other: \_\_\_\_\_
- Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle ( ) Sheet Metal ( )  
Built Up (X) Rolled ( ) Tile ( ) Other: \_\_\_\_\_
- Engineering Structure: \_\_\_\_\_
- Other: \_\_\_\_\_

Appendages: Porches ( ) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys ( ) Sheds ( ) Ells ( )  
Wings ( ) Other: \_\_\_\_\_

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

Number of Stories: 3

Number of Bays: 3

Approximate Dimensions: 30 x 40

Entrance Location: Center

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-650

Good heavy bracketed cornice, stucco facade probably later, hooded entrance with  
molded pilasters.

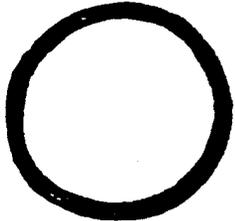
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Moderate example of late 19thC Vernacular Commercial, in scale with important  
building to left, contributing to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY: Russell Wright

ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug. 1983

# HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

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

## PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY Hays Building  
 Address of property Street No. 15, School Street  
 City Annapolis County Anne Arundel State Maryland Zip Code 21401  
 Name of historic district in which property is located Colonial Annapolis National Historic Landmark District

### 2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

Three Story Masonry/frame with stucco finish. Exterior trim complimented with colonial trim on portico & dental trim on cornice. Interior trim includes 3 part colonial base, plinth block casing, 7 ft. doors with transoms, and open bannister center stairway.

### 3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

Being physically located directly across from the Governor's mansion and being located in a registered historic district, the continuity of colonial architecture in this area would be significant.

Date of construction (if known): Unknown  Original site  Moved Date of alterations (if known) \_\_\_\_\_

### 4. NAME AND MAILING ADDRESS OF OWNER:

Name J & B Partnership  
 Street P.O. Box 3358  
 City Annapolis State Maryland Zip Code 21403  
 Telephone Number (during day): Area Code (301) 268-4690

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature [Signature] Date \_\_\_\_\_

#### For office use only

The structure described above is included within the boundaries of the National Register historic district and  contributes  does not contribute to the character of the district.

The structure  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and  will likely  will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

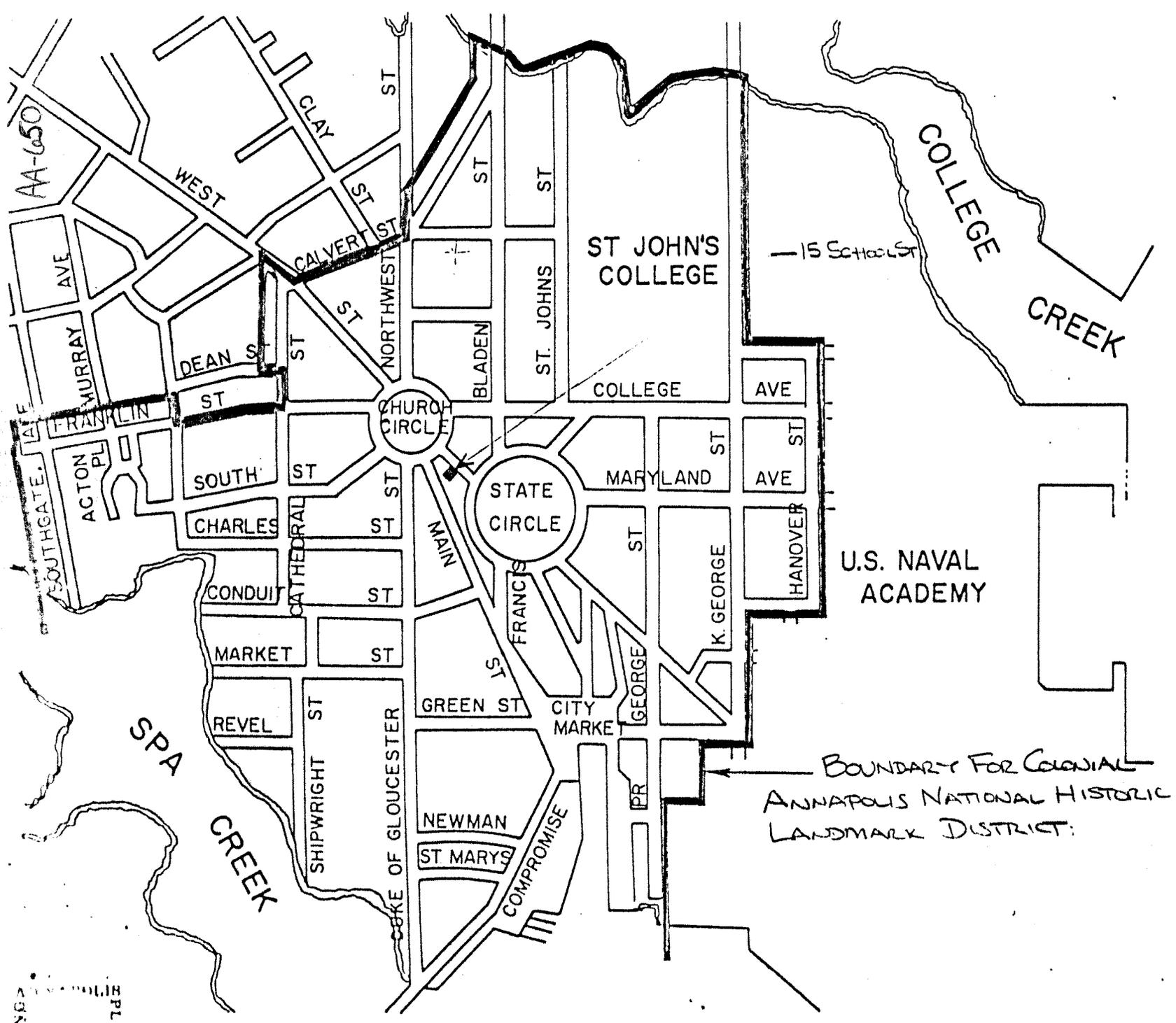
The structure is located in a district which  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6).  will likely  will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and  appears  does not appear to contribute to the character of said district.

Signature [Signature] State Historic Preservation Officer Date \_\_\_\_\_

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

is hereby certified a historic structure  
 does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet:

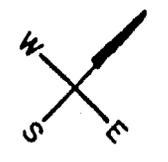
Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Keeper of the National Register



THE CITY OF ANNAPOLIS

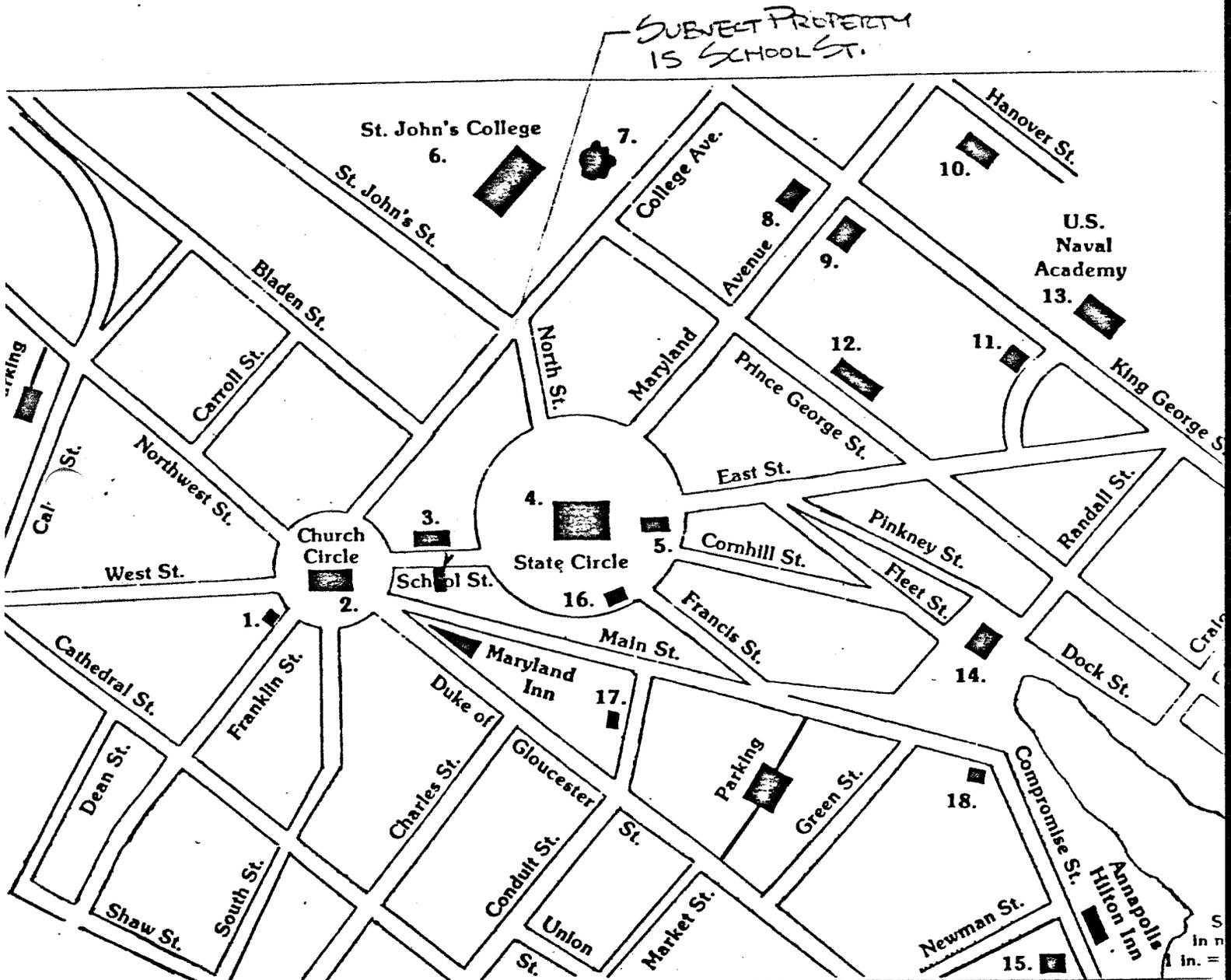
AUGUST 23, 1971

BOUNDARY FOR COLONIAL  
ANNAPOLIS NATIONAL HISTORIC  
LANDMARK DISTRICT:



NO SCALE

PLANNING  
ENGINEERING

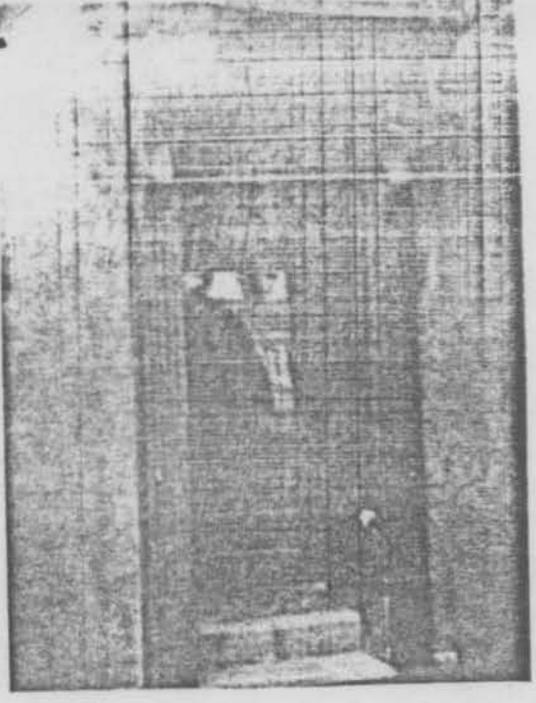


- |                                      |  |  |
|--------------------------------------|--|--|
| 1. Reynold's Tavern                  | 7. Liberty Tree                          | 13. Naval Academy                        |
| 2. St. Anne's Church                 | 8. Chase-Lloyd House                     | 14. Market House                         |
| 3. Governor's Mansion                | 9. Hammond-Harwood House                 | 15. Charles Carroll House                |
| 4. State House                       | 10. Peggy Stewart House                  | 16. Maryland Federation of Art Gallery   |
| 5. Old Treasury Building             | 11. William Paca Garden Visitors' Center | 17. Chamber of Commerce Visitors' Center |
| 6. St. John's Campus (McDowell Hall) | 12. William Paca House                   | 18. Victualling Warehouse                |

Downtown Annapolis, The Historic District



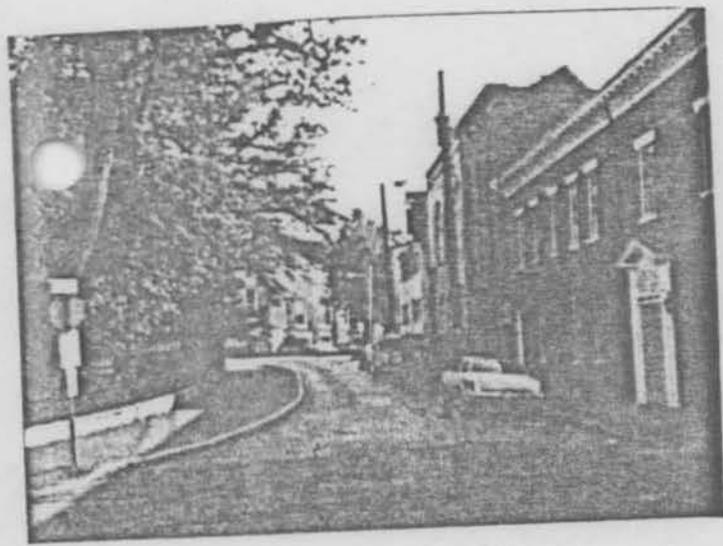
Pic. #1



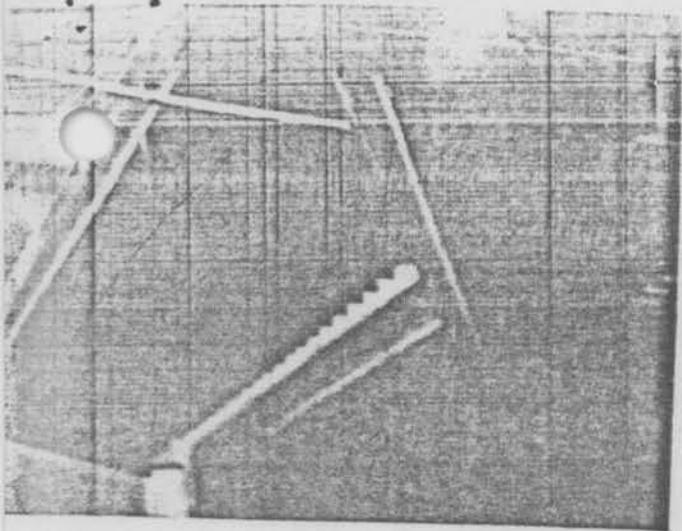
Pic. #2



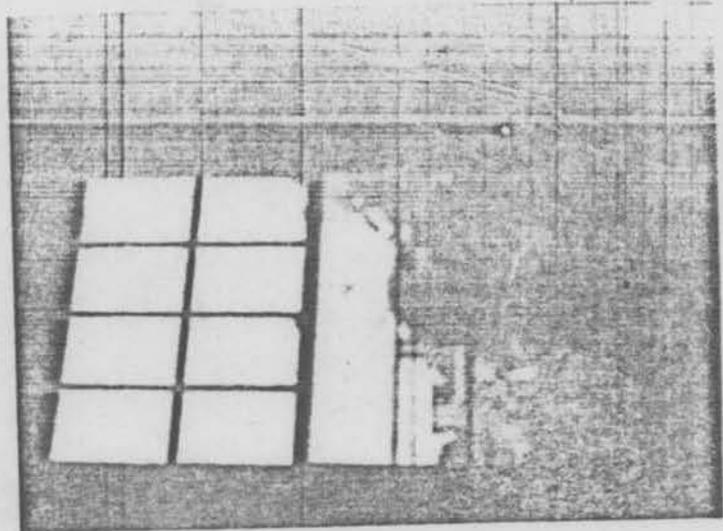
Pic. #3



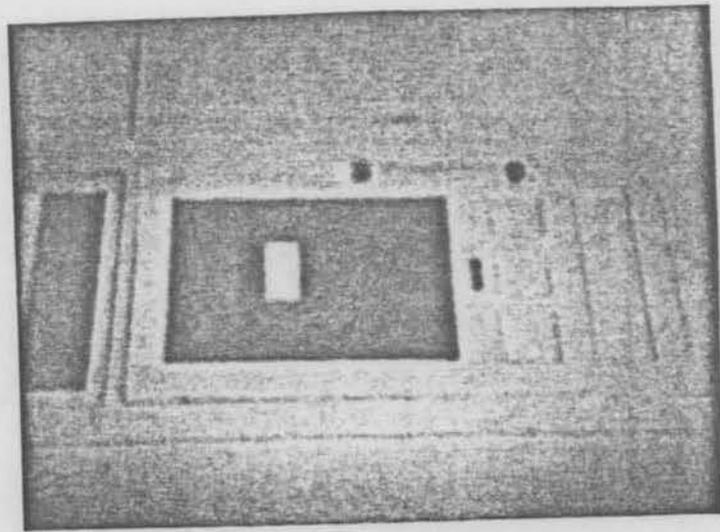
Pic. #4



Pic. #6



Pic. #5



Pic. #7

Form 10-445  
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 15 School Street  ORIGINAL OWNER ORIGINAL USE commercial PRESENT OWNER PRESENT USE offices - Law WALL CONSTRUCTION stucco NO. OF STORIES three	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY  2. NAME Hays Building  DATE OR PERIOD Late 19th C. STYLE Late 19th C. commercial ARCHITECT BUILDER  3. FOR LIBRARY OF CONGRESS USE
---	--

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC yes

This 3 storey commercial building is not particularly distinguished architecturally, however, it and 9-13 School Street buildings serve to visually separate State and Church Circles. There is an original bracketed and modillioned Victorian style cornice. The facade is rather plain, with 3 bays, however, the middle windows are very narrow - Other windows are 8/1, all windows have brick sills. The doorway is a rather interesting one with an elliptical arch of 3 header rows and a brick quoin frame. Building is usable and anything larger on this spot would destroy scale.



5. PHYSICAL CONDITION OF STRUCTURE

good

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

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

9. NAME, ADDRESS AND TITLE OF RECORDER  
 William D. Morgan  
 Columbia University  
 New York City  
  
 DATE OF RECORD June 29, 1967

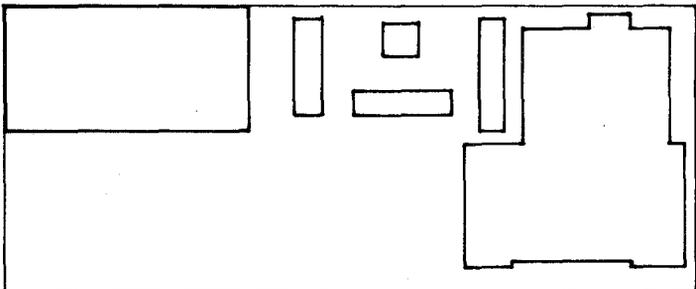
SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



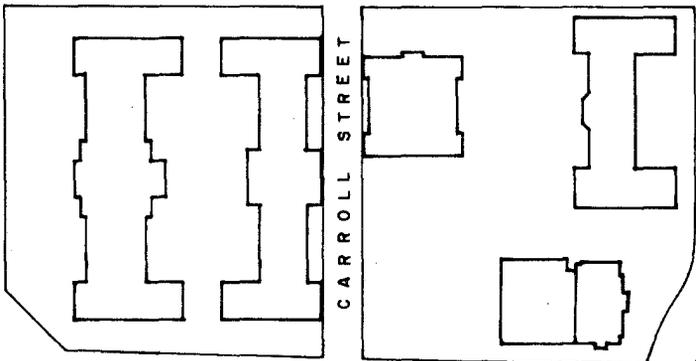
AA 650  
ANNAPOLIS HIST. DIST.



ST. JOHN'S STREET



BLADEN STREET



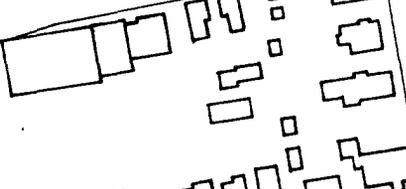
NORTHWEST STREET



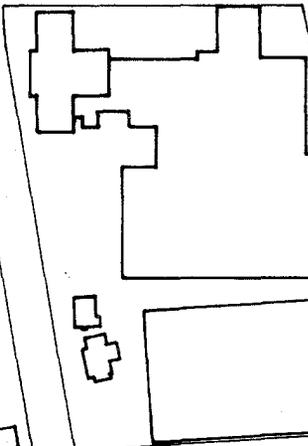
CATHEDRAL STREET



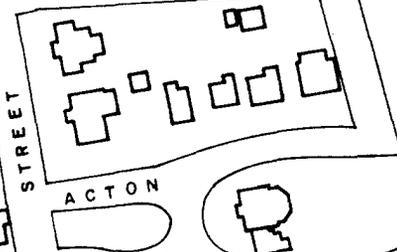
SHAW ST.



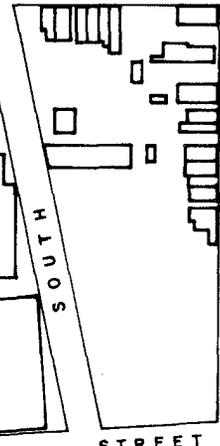
STREET



SHAW



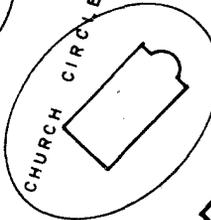
STREET



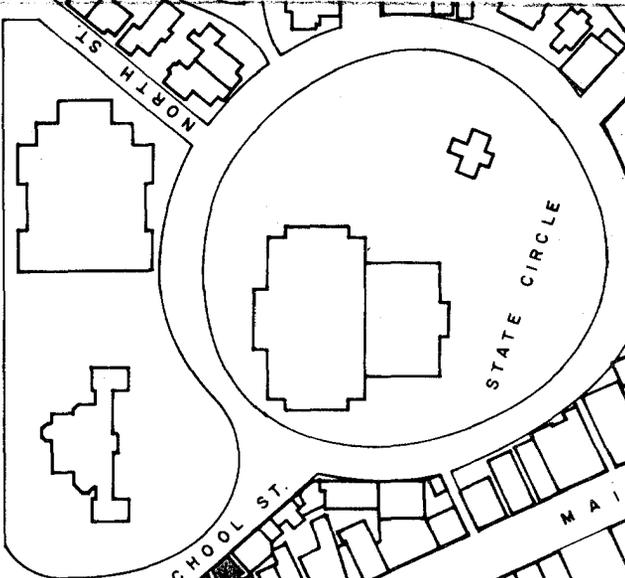
SOUTH

CHARLES STREET

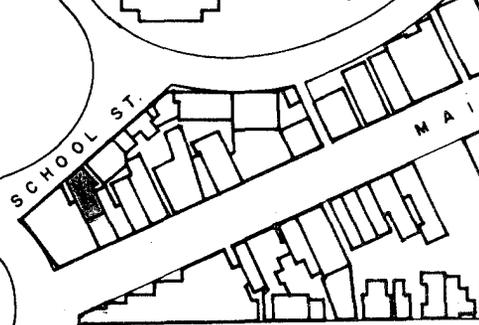
CHURCH CIRCLE



COLLEGE



SCHOOL ST.



DUKE

WASHINGTON



STREET

WATER ST.

ST.

CITY GATE LANE

ST.

DEAN STREET

ST.

STREET



15 School

AA 650

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE