

CAPSULE SUMMARY
Charles Carroll the Barrister House (AA-671)
St. John's College, Annapolis

The Charles Carroll the Barrister House was constructed circa 1724 at the northwest corner of Main and Conduit streets for physician (chirurgeon) Charles Carroll, one of the most affluent men in colonial Maryland. The dwelling that bears his name was the birthplace of Charles Carroll the Barrister, the eldest son of Dr. Charles Carroll. Carroll the Barrister was the principal author of the Declaration of Delegates of Maryland. When first constructed, the building was entirely of wood frame, stood two stories in height, and had a T-shaped plan with hall, chamber, and centrally positioned ell. In circa 1746, the side elevations of the main block were reconstructed in header bond brick with English bond belt courses. In 1746, Dr. Carroll conveyed the property to his son-in-law, Nicholas Maccubbin, a wealthy Annapolis merchant. It remained in the Carroll-Maccubbin family until 1831. Faced with demolition, the building was moved in 1955 from its location on Main and Conduit streets to the campus of St. John's College, fronting King George Street. Split at the T, where the ell intersected with the main block, the building was moved on rollers and hauled to the campus in two sections. The Charles Carroll the Barrister House was the second building moved to the campus of St. John's College, the first being the circa 1720 Chancellor Johnson House in 1937. The house was renovated under the direction of Annapolis architect James W. Burch. The building is significant for its association with St. John's College's role in early preservation efforts in Annapolis. The Charles Carroll the Barrister House, one of Annapolis' larger colonial townhouses, is also significant as a one of the few surviving examples of early 18th century architecture.

The building measures 16' x 42' (main wing) and 16' x 42' (rear wing). It is a two-and-a-half-story, T-shaped frame structure with brick end walls laid in all-header bond. Set upon a raised brick foundation, it is covered with a cross gable roof, clad with slate shingles. The building features brick end chimneys and gable-roofed dormers.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-671

1. Name of Property (indicate preferred name)

historic Charles Carroll the Barrister, House, St. John's College
 other Davis House, Tydings House

2. Location

street and number 60 College Avenue not for publication
 city, town Annapolis vicinity
 county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name St. John's College
 street and number 60 College Avenue, Box 2800 telephone 410/263-2371
 city, town Annapolis state MD zip code 21404

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse tax map and parcel
 city, town Annapolis liber folio

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	_____
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	_____	_____
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____
<input type="checkbox"/> object		<input checked="" type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1	_____
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
			Commemorative		
				Number of Contributing Resources previously listed in the Inventory	
				1	

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Charles Carroll Barrister House was built between 1724 and 1727, and moved to its current location at St. John's College in 1955. Originally constructed entirely of frame, the building was altered around 1746 when the ends of both wings were dismantled and rebuilt in brick, along with a section of the rear wing. At the time of its move, the building was split in two and relocated to its current site at the northern end of the college campus, facing King George Street. At that time, a new basement was constructed, a new brick end wall on the rear wing was constructed, and the upper parts of the chimneys were rebuilt. Despite its relocation, the building survives intact to its 18th-century period. It is a two-and-a-half-story, T-shaped frame structure with brick end walls laid in all-header bond. It is set upon a raised brick foundation and is covered with a cross gable roof, clad with slate shingles. The building features brick end chimneys and gable-roofed dormers. The building measures 16' x 42' (main wing) and 16' x 42' (rear wing).

Exterior Description:

Main Block:

The façade now facing King George Street is assumed to have been the front of the original dwelling. It is three bays wide with a central entry flanked by single 9/9 windows on the first story. Wide weatherboard walls form the main wall surface, while on the north end, the brick end wall turns the corner onto this façade. This brick section is laid in all-header brick, with King and Queen closers making the transition at the corner. A narrow vertical board closes the seam between the weatherboard and brick. The central entry door features double, 14-light doors, set into the frame walls with a molded surround. All of the windows on this façade have 9/9 sash with square-edged trim on the first story and molded trim on the second story. Three gable dormers with 6/6 sash and slate cheek walls light the attic level.

The northwest end elevation, which originally fronted Main Street, is highly articulated. It is laid in header bond with English bond belt courses at the upper floor levels, as well as at the collars. This end wall is two bays wide with progressively shorter 4/4 windows in the first, second, and attic levels to either side of the flush brick end chimney. Gauged brick segmental arches top the window openings on the first and second stories, while those in the attic level have segmental arches made of a single row of rowlock bricks. The brick chimneystack, on center, was rebuilt as part of the 1955 move.

The southeast brick end wall, which was not visible from its original location, is much plainer than the public northwest end wall. This southeast wall, laid in English bond, features an exterior end chimney on center, flanked by windows only on the first story. The upper levels are unfenestrated. The first-story openings feature rectangular 6/6 sash set beneath gauged brick segmental arches. The entire wall surface appears to have been substantially repointed, while the upper shaft of the end chimney was rebuilt as part of the 1955 move.

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The rear elevation of the main block has weatherboard walls to either side of the central, two-story ell projecting from it. A single 9/6 window is located in the second floor towards the southeast end in this otherwise unfenestrated surface.

Rear Ell:

The rear ell is a two-story brick and frame structure projecting from on center of the main block of the building. The northwest side elevation is divided into two bays by 6/6 windows on both floors. An off-center wood-paneled door between these two, first-story window openings, leads into the main entry vestibule and stair hall. The windows and door have molded trim. A single, steeply pitched gable dormer with 6/6 sash is located above the second bay of windows.

The southeast side elevation is part brick and part frame. The first floor level of the wing towards the southwest end is built of brick laid in English bond, while the rest of the wall is clad with weatherboard. This brick section, rebuilt during the 1955 move, has two openings, including a single 6/6 window and a fixed, raised panel door, raised above ground level. The second story of this elevation is clad entirely in weatherboard and features one 9/9 window and one 6/6-replacement window. The attic level has a single gable dormer with 6/6 sash.

The southwest brick end wall of the rear ell was constructed as part of the 1955 move, as the original end was incorporated in another building that was left behind on Main Street. This end wall is constructed of brick, laid in English bond and features a central, exterior end chimney with windows on all floors. The first story has single 6/6 windows to either side of the chimney, while the second story has a single 6/6 window to one side. All of these openings have gauged brick segmental arches. The attic features two 4/4 windows to either side of the chimney with a single course of rowlock bricks forming segmental arches over the openings.

Interior Description:

The interior of the former dwelling features a T-shaped plan with hall and chamber range in front, and centrally located wing in the rear. Interposed between the front range and the main room of the wing are the entry vestibule and stair passage. The interior retains a high degree of integrity, where much of the original building structure is visible on the interior, such as major frame members protruding into interior spaces. In addition, other than the rebuilt basement level, most of the interior detailing dates to either the original 1724 period or the 1746 period of alterations.

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The building is entered through the entry door on the northwest side elevation of the rear wing. The door, a replacement copy of a period door, opens directly into a stair hall, with random-width wood floors, plaster walls, and a closed-string, quarter-turn stair. The stair, which leads to the upper floors, is nestled against the southeast side wall; underneath, an enclosed stair leads to the basement. To the left of the hall, two doors lead to the two front chambers in the main block of the house, while a door to the right opens into the rear room of the wing. The stair, set off from the entry hall by a wooden beam and ornamented with heavy finials, features sturdy members including a square newel and heavy, turned balusters. The stair provides an early example of a closed-string variety and contrasts markedly with later examples both in placement and detailing.

The northwest and southeast front rooms are entered from the hall through 6-paneled wood doors. There is no direct communication between these front rooms. The northwest front room features wide, random-width floors, and plaster walls above a wide, wooden baseboard, a dado chair rail and a narrow crown molding. Two, cased-in framing posts project from the wall, while a small molding strip marks the joint between the brick and frame walls. The end wall features a projecting chimney breast on center with a segmentally arched brick fireplace opening and a wood mantel. The mantel features a wooden surround with a wide bead following the segmental opening of the fireplace and molded edges. Above this, there is a narrow frieze and a projecting mantel shelf, with a raised wood overmantel extending to the crown molding. The windows to either side of the chimney are set deep into the brick walls and feature flat wood window jambs.

The southeast front room has wide, random-width wood floors, and paneled wainscoting above that are tall and narrow, raised wooden panels extending to the crown molding. The fireplace, on center of the southeast end wall, projects into the room. The brick has a segmental arch opening with two ½" x 2" wrought iron straps under the intrados. Except for a narrow edge of exposed brick, the opening has a wooden surround with a wide corner bead following the shape of the opening. The mantel is crosssetted and features a plain mantel shelf (appears to be an addition), above which is a raised wood overmantel.

The parlor in the rear ell is entered from the stair hall through a six-paneled wood door. The room has wide, random-width wood floors, and plaster walls above a wide, simple baseboard with a beaded edge. The room features a fireplace on center of the end wall, with windows to either side, and, on the outside side wall, a window and paneled door. The fireplace has a wide, segmental arched brick opening with a simple wood mantel surround. The plain mantel shelf, supported by heavy wooden brackets, appears to have been added at a later date. The doors and windows feature interior beaded trim and backbands. A triangular-shaped cabinet is built into the north corner of the room and features an upper glazed section and lower enclosed cabinets. The upper glazed doors have HL hinges and open onto an interior archway that is framed by fluted pilasters. The enclosed lower cabinets have raised panel doors with HL hinges.

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A paneled door with a large strap hinge lock and HL corner hinges is located on the outside wall of the room, and is currently fixed in place.

The second floor of the building offers a similar arrangement of space with two rooms in the front wing and a single room in the rear ell. Each of the rooms, however, is less articulated than their corresponding first floor rooms. At the top of the stairs, a landing offers access into the three rooms through single, six-paneled wood doors, as on the first floor. The southeast front room on this second floor has wide, random-width wood floors, and plastered wall surfaces above a wide baseboard. The end wall with its fireplace on center is fully paneled with long, narrow panels extending from the chair rail to the crown molding, above wood wainscoting. The fireplace opening has a segmental arch, a brick surround, and a wooden architrave surround. To either side of the fireplace is a shallow closet with a double door (each leaf has three raised panels). Each closet has HL hinges and a hook strip with wooden pegs mounted on the unplastered brick inner wall. Within the closet the exterior brick wall is visible, with some concrete block filling in an opening which may have been a window.¹

The northwest, second floor front room has wide, random-width wood floors and plaster walls above a baseboard. A bold chair rail encircles the room, being interrupted by the vertical framing members and windows. The timber framing of the building's structure, and the joint between the frame and brick sections is clearly visible in this room, though these members are all encased and decorated with beaded edges. The fireplace is located on center of the end wall and projects into the room. It has a simple, plastered chimney breast with a segmental-arched, brick fireplace opening with no surround.

The room in the rear ell on the second floor has random-width, wood floors and plaster walls with a chair rail. The end wall features a fireplace on center with a paneled mantel over the segmental-arched brick opening. The paneled mantel features two tiers of wooden panels, with three raised panels in each tier. Again, the timber framing is visible in this room where the brick end and frame side walls meet. This upright member is beaded at the edges and the upper floor sill serving as crown molding is tenoned into it.

The space under the roof, or the attic level, is finished with plain plaster walls, above wooden baseboards, and plaster or dropped ceilings. The space is divided into three rooms by wide, vertical

¹ The exterior of this southeast end wall shows no evidence of there having been a window on this floor. However, this wall was rebuilt during the 1955 move and may have been altered at that time.

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board paneling with replacement doors leading between rooms. Although a chimney breast protrudes into the northeast front room, there are no fireplace openings on this floor.

The basement was rebuilt during the 1955 move and consists of a concrete slab floor, concrete block walls with drywall partitions, and plywood ceilings. A single, three-light fixed window cut into the concrete block foundation wall lets natural light into this underground space.

8. Significance

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Period	Areas of Significance		Check and justify below	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input checked="" type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Significance dates	ca. 1724-1727-1955	Architect	Unknown
Specific dates	ca. 1724-1727; 1746; 1955	Builder	Unknown

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

The Charles Carroll the Barrister House was constructed circa 1724 at the northwest corner of Main and Conduit streets for physician (chirurgeon) Charles Carroll, one of the most affluent men in colonial Maryland. The dwelling that bears his name was the birthplace of Charles Carroll the Barrister, the eldest son of Dr. Charles Carroll. Carroll the Barrister was the principal author of the Declaration of Delegates of Maryland. When first constructed, the building was entirely of wood frame, stood two stories in height, and had a T-shaped plan with hall, chamber, and centrally positioned ell. In circa 1746, the side elevations of the main block were reconstructed in header bond brick with English bond belt courses. In 1746, Dr. Carroll conveyed the property to his son-in-law, Nicholas Maccubbin, a wealthy Annapolis merchant. It remained in the Carroll-Maccubbin family until 1831. Faced with demolition, the building was moved in 1955 from its location on Main and Conduit streets to the campus of St. John's College, fronting King George Street. Split at the T, where the ell intersected with the main block, the building was moved on rollers and hauled to the campus in two sections. The Charles Carroll the Barrister House was the second building moved to the campus of St. John's College, the first being the circa 1720 Chancellor Johnson House in 1937. The house was renovated under the direction of Annapolis architect James W. Burch. The building is significant for its association with St. John's College's role in early preservation efforts in Annapolis. The Charles Carroll the Barrister House, one of Annapolis' larger colonial townhouses, is also significant as a one of the few surviving examples of early 18th century architecture.

*For a detailed history of St. John's College, refer to Maryland Historical Inventory Form, McDowell Hall (AA-675).

History of the Charles Carroll the Barrister House at Main and Conduit Streets

The Carroll the Barrister House was originally constructed on the northwest corner of Main (formerly Church Street) and Conduit streets. This property, located on Lot 47 in Parcel 11, was surveyed in 1718 for William Bladen. It consisted of 163 feet along Southeast Street (now Duke of Gloucester Street) with approximately 165 feet fronting Main Street and 140 feet on Conduit Street. Inherited by Thomas

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Bladen, the entire lot was conveyed to Dr. Charles Carroll for 50 pounds sterling in 1723. The lot was described in the deed as "...Post House Lot on Southeast Street and Church Street adjoining Philemon Lloyd's lot."

Dr. Charles Carroll, born in Ireland about 1691, is believed to have arrived in Maryland in 1715. Soon after his arrival, Carroll began to practice medicine, documented by his 1716 account books. As explained by Norman K. Risjord in *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*, Carroll's "fee was 100 pounds of tobacco, or a multiple of that for some extraordinary service. The medicines he prescribed evidently were included in the fee. He also seems to have functioned as a pharmacist, selling drugs on a retail basis. The account book indicates that he purchased his medicines from an agent in London."²

Despite the need for educated surgeon or surgeons as they became known, Dr. Carroll's 1719 account books indicate he had nearly abandoned the medical practice in favor of commerce, agriculture (tobacco), iron manufacturing, and shipbuilding. He also began to acquire and sell vast acres of land, particularly in western Maryland. "He eventually held patents to ninety-six tracts totaling 31,529 acres, for an average of 352 acres per holding. Of these, Carroll sold fifty-seven tracts containing 22,781 acres, at a profit margin that frequently reached 400 per cent."³ This great wealth appears not to have helped Carroll in his pursuit of Dorothy Blake, the daughter of Charles Blake of Queen Anne's County on the Eastern Shore of Maryland.⁴ A 1955 information sheet compiled by Historic Annapolis, Inc., recounts that "Mr. Blake said that he did not know enough about the young suitor, also that he did not like Annapolis, and therefore Annapolitans. But Carroll assured him [Blake] that he owned land and negroes, and had already begun building a house. Carroll then said that he was not trying to marry money, but Blake somehow let it be known that he planned to give his daughter fifty pounds sterling, for ten years.... At all events, Blake finally consented, and so the two were married, during 1723...."⁵ A second undated information sheet archived at Historic Annapolis notes the Carrolls were married in 1719.

Regardless of the date of the nuptials, the Carrolls were living in Annapolis by early 1724, presumably residing in the dwelling at the corner of Main and Conduit streets. The construction date of the prominent Annapolis townhouse is tied not only to its construction technology and materials, but also to the birth of Dr. Carroll's first child in the dwelling. Charles Carroll (the Barrister) was born on March 22, 1724, the year after his father had purchased the property on Main Street. The building's siting

² Norman K. Risjord, *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. (Baltimore, MD: Maryland Historical Society, 1997), p. 63.

³ Risjord, p. 64.

⁴ Risjord indicates Carroll's wife was named Mary Blake, p. 61.

⁵ Historic Annapolis, Inc., "The Carroll the Barrister House, Annapolis," Information Sheet, Fourth Annapolis Open House, April 13-15, 1955. Archived in the vertical property files of Historic Annapolis.

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presented a primary façade, measuring three bays wide along Conduit Street. The ell, which housed the stair, extended northwest on Main Street.

The younger Carroll was educated in Europe, attending a preparatory school in Portugal and Eton and Cambridge University in England. He studied at the Middle Temple Law Courts of London before returning to Annapolis in 1755. Months after Carroll's return, Dr. Carroll died, leaving his only surviving son a vast wealth. Charles Carroll differentiated himself from the many other Charles Carrolls by 1766, writing in a correspondence "there are so many of my name in this town that some particular description is necessary to prevent mistakes. Please, therefore, to direct to me Councillor Barrister at Law; when you write to my correspondents, be pleased to mention me with that addition."⁶ Thus, he became known as Charles Carroll the Barrister. During his career, Carroll the Barrister became a member of a number of patriotic bodies, including the Councils of Safety, which exercised powers of government in the intervals between conventions, the Committee of Safety, the Committee of Observation, and the Committee of Correspondence. He served as president of the Maryland convention, which met in May 1776. The Barrister was the principal writer of the Declaration of Delegates of Maryland, originally scheduled for action on July 3, 1776, but adopted on July 6, 1776, two days after the Continental Congress agreed on the Declaration of Independence. The text of Carroll's declaration now makes up the first forty-five articles of the Maryland Constitution, which he also helped draft.

The Barrister did not inherit the dwelling constructed in circa 1724 for his father, as the townhouse had been conveyed in 1746 to Nicholas Maccubbin. A prominent Annapolis merchant, Maccubbin had married Mary Claire Carroll, the daughter of Dr. Charles Carroll. Accordingly, the property was conveyed by the doctor to his son-in-law. It was during the tenure of Maccubbin that the side elevations of the main block were razed and reconstructed in header bond with English bond brick belt courses. The transformation of the building in circa 1746 has been attributed to "a change undertaken to reduce the size of first floor fireplaces and heat the [second floor] chambers for the first time."⁷ The brick sides enlarged the building, while creating an impressive elevation prominently fronting Main Street.

With Maccubbin's death in 1784, the property was conveyed to his son, James Carroll. Three years earlier, in 1781, Charles Carroll the Barrister bequeathed his land holdings to his nephews, Nicholas Maccubbin, Jr., and James Maccubbin, provided they change their name to Carroll. The *Maryland Gazette* documented the official name change from Maccubbin to Carroll on June 5, 1783. James Carroll began to subdivide and lease the Main Street lot in 1788. According to the Federal Direct Tax of 1798, Carroll was charged with a two-story frame and brick dwelling house in the form of a T on Main Street. The T-shaped

⁶ Historic Annapolis, Inc. vertical property files.

⁷ Marcia M. Miller and Orlando Ridout V, editors, *Architecture in Annapolis: A Field Guide*. (Crownsville, MD: Maryland Historical Trust, 1998), p. 57.

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description of the building indicates it was the Charles Carroll the Barrister House. In addition, the "frame and brick" notation provides supportive documentation that the alterations to the side elevations were conducted prior to 1798. Frederick Green was listed in the tax records as tenant. The son of printer Jonas Green, Frederick Green was said to have been born "just as the guns were firing on account of the birth of his Royal Highness, the Prince of Wales" on January 20, 1750. In addition to his postmaster duties, Green published the *Maryland Gazette* in 1775 with his brother Samuel.

The property, subdivided further in the early 19th century, was conveyed out of the Carroll-Maccubbin family for the first time in 1831. Edward Williams purchased the property, retaining ownership until October 1845. The trustees of Williams' estate offered the building to Lewis Tydings for \$2,505. By the latter part of the 19th century, the heirs of Tydings sold the prominent dwelling to Elizabeth V. Davis, who paid \$1800 on December 24, 1873. It remained in the family until the 1950s, when the heirs of Davis were forced by the Circuit Court to convey the property at public auction. Joseph G. and Florence Greenfield purchased the property. A merchant with commercial spaces along Main Street, Greenfield planned to replace the historic dwelling with a store, thus prompting preservationists to rise in protest. The deed of agreement, dated July 15, 1955, listed the Greenfields as owner of the property, with Historic Annapolis as owner of the building and St. John's College as the owner of the site where the building was to be moved. John D. Baumgardner of Baltimore City was noted as contractor, responsible for relocating the historic building. The moving was to be performed by the Contractor on or before October 1, 1955, and had to be substantially completed within sixty days. The agreement referred to the "frame and masonry building" as the Carroll-Davis House. It indicated that the "present site owners [Greenfields] have agreed to transfer all their right, title and interest in the Carroll-Davis House to the Owner [Historic Annapolis] upon the condition that the Owner, at its own expense, causes the Carroll-Davis House to be moved from the Present Site to a site on the campus of St. John's College, in Annapolis, Maryland, facing King George Street and located between the Library and the Gymnasium, all with the consent and approval of St. John's College."⁸ The scope of moving stated the contractor was responsible for furnishing "all of the materials, perform[ing] all of the work and do[ing] everything required by [the] agreement in moving the Carroll-Davis House from the Present Site to the New Site." This included:

- (a) The physical moving of the Carroll-Davis House, in two main sections and as nearly intact as is feasible, from the Present Site to the New Site;
- (b) The necessary cutting, bracing and strengthening of the structure of the Carroll-Davis House prior to moving;
- (c) The physical placement of the Carroll-Davis House on foundations on the New Site, which foundations will be constructed and completed either prior to or as soon as feasible after delivery of the Carroll-Davis House to the New Site;
- (d) The trimming of trees required to provide clearance for the Carroll-Davis House;

⁸ Land Records of Anne Arundel County, Liber 947, Folio 420.

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- (e) The obtaining by the Contractor of all permits required from the City of Annapolis, the County of Anne Arundel and the State of Maryland, it being understood that the Owner will lend its good offices in obtaining the permits required;
- (f) The obtaining by the Contractor of insurance coverage approved by the Owner, including workmen's compensation insurance, public liability insurance, property damage insurance, insurance in the amount of \$25,000 against complete or partial loss of or damage to the Carroll-Davis House during the moving process, and such other insurance as shall be designated and approved by the Owner as being adequate to protect the interests, rights, and liabilities of all parties hereto;
- (g) The furnishing by the Contractor of a bond in the amount of \$8,000, approved by the Owner, guaranteeing the performance of the moving work by the Contractor and the payment by him of all obligations arising therefore.⁹

Additional work to be performed by the Contractor included:

- (a) The waterproofing of facilities which are connected to the Carroll-Davis House at the Present Site and which will remain at the Present Site after the Carroll-Davis House is removed;
- (b) Removing and replacing overhead wiring, traffic lights and signs for clearance during the course of moving the Carroll-Davis House from the Present Site to the New Site;
- (c) The putting together and waterproofing of the Carroll-Davis House on the New Site, including a new end wall and re-roofing of the connection of the severed parts;
- (d) Stopping utilities connected to the Carroll-Davis House at the Present Site, namely gas, electricity, water and sewer, in a manner satisfactory to the Present Site Owners;
- (e) Constructing the new footings and foundations at the New Site.¹⁰

This agreement clearly stated that all parties involved in the moving of the house understood it was "a non-profit undertaking, designed to save the historic building."¹¹ Under the direction of Admiral Harry W. Hill, a total of \$20,000 was raised through contributions and tours of the house for the relocation and preservation of the building. The Avalon Fund, Albert MacCarthy, members of the college's board, and alumni provided matching funds.

⁹ Land Records of Anne Arundel County, Liber 947, Folio 420-421.

¹⁰ Land Records of Anne Arundel County, Liber 947, Folio 422-423.

¹¹ Land Records of Anne Arundel County, Liber 947, Folio 423.

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History of the Charles Carroll the Barrister House at St. John's College

The Charles Carroll the Barrister House was moved over two days, October 3-4, 1955. Under the watchful eyes of Annapolis citizens, the building was transported in two sections, cut at the intersection of the ell with the main block. The two sections of the structure were placed on rollers and hauled along Main Street to Church Circle, turning northeast to College Avenue. It was moved to the northeastern part of the campus, to the southeast of Iglehart Hall fronting King George Street. Mame Warren recounts the events of October 3, 1955 in *Then Again...Annapolis, 1900-1965*:

Mr. [Joseph] Lazenby was in insurance, and they got it about in front of where Café Normandie [185 Main Street] is, and Mr. Lazenby asked the man who was moving it what kind of insurance he had. He said he had none, he was a Seventh Day Adventist and he believed in the Lord. Mr. Lazenby made considerable speed to his office and put insurance on it.¹²

The house was renovated under the direction of Annapolis architect James W. Burch. Born in 1921, Burch was a Navy pilot in World War II, receiving the Distinguished Flying Cross. Burch served as architect for many historic restoration projects in Annapolis prior to his death in 1984. At St. John's College, this work included the renovation of the Chase-Stone House in 1963, in addition to designing the Harrison Health Center in 1972.

Burch said he considered the work on the Carroll House to be "a preservation and adaptation to modern use, rather than a true restoration."¹³ The Carrier Corporation provided modern heating and air conditioning equipment; the Kuehnle-Wilson Company of Baltimore provided the paint; E.L. Stebbing and Company, Inc. of Baltimore did the plastering without charge. The work was conducted under the supervision of Archie McCourt, the college's superintendent of buildings and grounds from 1928 to 1959.¹⁴ The "restoration" work included the excavation of a basement, proper brick foundation to support the structure, reconstruction of the chimney stacks, and construction of a new rear wall on the ell. The rear wall of the ell had to be abandoned at the Main Street location, as the structure had been absorbed within the side wall of the three-story structure constructed in circa 1891 at 181-183 Main Street. The caps of the chimney had to be demolished because of the instability of the stacks during

¹² Mame Warren. *Then Again...Annapolis, 1900-1965*. (Annapolis, MD: Time Exposures Limited, 1900), p. 179.

¹³ Historic Annapolis, Inc. vertical files.

¹⁴ Historic Annapolis, Inc. vertical files.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

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Charles Carroll the Barrister House, St. John's College, Annapolis
Continuation Sheet

Number 8 Page 7

relocation. Paint was removed from the exterior bricks. Interior work included the installation of electric lines, plumbing, and HVAC. This work was respectfully concealed within a false wall rising three stories within the stair hall. Title to the former dwelling was transferred to St. John's College by 1958. Since its relocation to the campus of St. John's College, the Charles Carroll the Barrister House has housed the school's offices of Admissions and Advancement.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Charles Carroll the Barrister House, St. John's College, Annapolis
Continuation Sheet

Number 8 Page 8

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period(s): Rural Agrarian Intensification (1680-1815)
Agricultural-Industrial Transition (1815-1870)
Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Historic Period Theme(s): Architecture, Landscape Architecture, and Community
Planning
Social/Education/Cultural

Resource Type:

Category: Building

Historic Environment: Town

Historic Function(s) and Use(s): DOMESTIC/Single Dwelling
EDUCATION/College

Known Design Source: Unknown

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

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Charles Carroll the Barrister House, St. John's College, Annapolis
Continuation Sheet

Number 8 Page 9

Chain of Title

Main Street at Conduit Street (Parcel 11, Lot 47)

- 1718: All of Lot 47 on Stoddert's Map of Annapolis, owned by William Bladen
Stoddert Notebook, #50
- 1723: Benjamin Tasker, attorney for Thomas Bladen, heir of William Bladen, to Dr. Charles
Carroll
Provincial Court Records
Liber LB Folio 104
- 1746: Dr. Charles Carroll to Benjamin Young
Provincial Court Records
Liber RB 2 Folio 264
- 1746: Benjamin Young to Nicholas Maccubbin, son-in-law of Carroll
Provincial Court Records
Liber RB 2 Folio 265
- 1784: Maccubbin dies, devised to son James Carroll (formerly Maccubbin)
Carroll-Maccubbin Papers MS 219
- 1788: James Carroll began to subdivide Lot 47
- 1831: Carroll-Maccubbin family to Edward Williams
- October 11, 1845: Edward Williams, heirs and Trustee, to Lewis Tydings
Land Records of Anne Arundel County
Liber JHN 1 Folio 298
- December 24, 1873: Eugene D. Tydings to Elizabeth V. Davis
Land Records of Anne Arundel County
Liber SH 8 Folio 142

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Charles Carroll the Barrister House, St. John's College, Annapolis
Continuation Sheet

Number 8 Page 10

- October 29, 1873: Allotted to Elizabeth V. Davis
(back dated) Equity Case 321
Land Records of Anne Arundel County
Liber SH 11 Folio 340
- Circa 1955: Elizabeth V. Davis devised to Arthur T. and Mary C. Elliott, Mabel Davis Seibel, R. McKendree Davis, Jr., and Mildred R. Davis, Raymond L. Davis, Sr., and Elizabeth V. Davis (II)
Equity Case 4765
Will Records of Anne Arundel County
Liber WFP 1 Folio 208
- March 4, 1955: Arthur T. and Mary C. Elliott, Mabel Davis Seibel, R. McKendree Davis, Jr., and Mildred R. Davis, Raymond L. Davis, Sr., and Elizabeth V. Davis (II) to Joseph G. and Florence Greenfield
Land Records of Anne Arundel County
Liber 909 Folio 334
- July 15, 1955: Agreement between Joseph G. and Florence G. Greenfield (property owners), Historic Annapolis, Inc. (building owner), John D. Baumgardner (contractor) and the Visitors and Governors of St. John's College
Land Records of Anne Arundel County
Liber 947 Folio 419

9. Major Bibliographical References

AA-671

"A Brief History: St. John's College, Annapolis, Maryland," Pamphlet prepared by St. John's College.

"Carroll Barrister House," Pamphlet prepared by St. John's College.

Chappell, Edward A. "Charles Carroll (the Barrister) House," May 1, 1996, archived at Maryland Historical Trust, Crownsville, MD.

Historic American Building Survey, "Charles Carroll, the Barrister, House," MD-258, Blue Worksheet, Prepared by Orlando Ridout IV and Florence T. Dunbar, November 1964 and updated by Eleni Silverman and Harley McKee, March 16, 1984.

Historic American Building Survey, "Davis House (Tydings House)," MD-258, Photographs by E.H. Pickering, November 1936 and Jack E. Boucher, May 1960.

Historic Annapolis, Inc. vertical property files, Annapolis, MD.

Maryland Historical Trust vertical property files, Crownsville, MD.

Miller, Marcia M., and Orlando Ridout V, editors, *Architecture in Annapolis: A Field Guide*. Crownsville, MD: Maryland Historical Trust, 1998.

Murphy, Emily A. *A Complete and Generous Education: 300 Years of Liberal Arts, St. John's College, Annapolis.* Annapolis, MD, St. John's College Press, 1996.

Riley, Elihu S. *The Ancient City, A History of Annapolis in Maryland, 1649-1887*. Baltimore, MD: Clearfield Company, Inc., 1995.

Risjord, Norman K. *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. Baltimore, MD: Maryland Historical Society, 1997.

Scarborough, Katherine. "New Site for an Old Home?" *Maryland Gazette*, nd.

Tilghman, Tench Francis. *The Early History of St. John's College*. Annapolis, MD: St. John's College Press, 1984.

Warren, Mame. *Then Again....Annapolis, 1900-1965*. Annapolis, MD: Time Exposures Limited, 1900.

10. Geographical Data

Acreage of project area	<u>1 acre</u>	
Acreage surveyed	<u>33 acres</u>	
Quadrangle name	<u>Annapolis, MD</u>	Quadrangle scale <u>1:24,000</u>

Verbal boundary description and justification

The Charles Carroll the Barrister House is located on the campus of St. John's College, established at this site in 1784. The college is recorded on Tax Map 4-6, Parcel 458. It is bounded by College Avenue to the southeast, King George Street to the northeast, St. John Street to the southwest, and College Creek to the northwest. The building has been associated with this site since its relocation in 1955.

11. Form Prepared by

AA-671

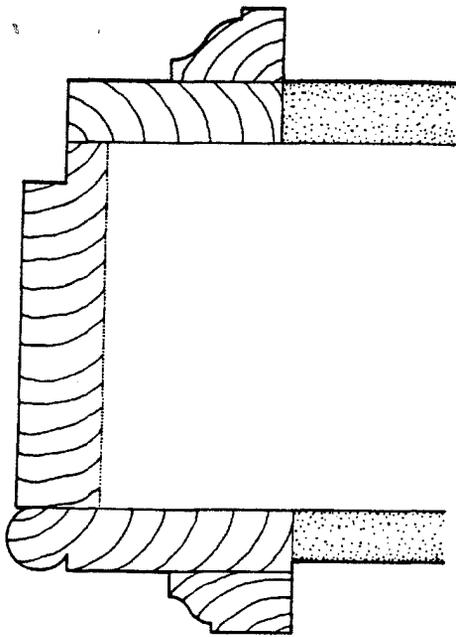
name/title	Laura Trieschmann and Kim Williams, Architectural Historians April 11, 2000
organization	E.H.T. Traceries, Inc.
street & number	5420 Western Avenue
city or town	Chevy Chase, Maryland 20815

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7600

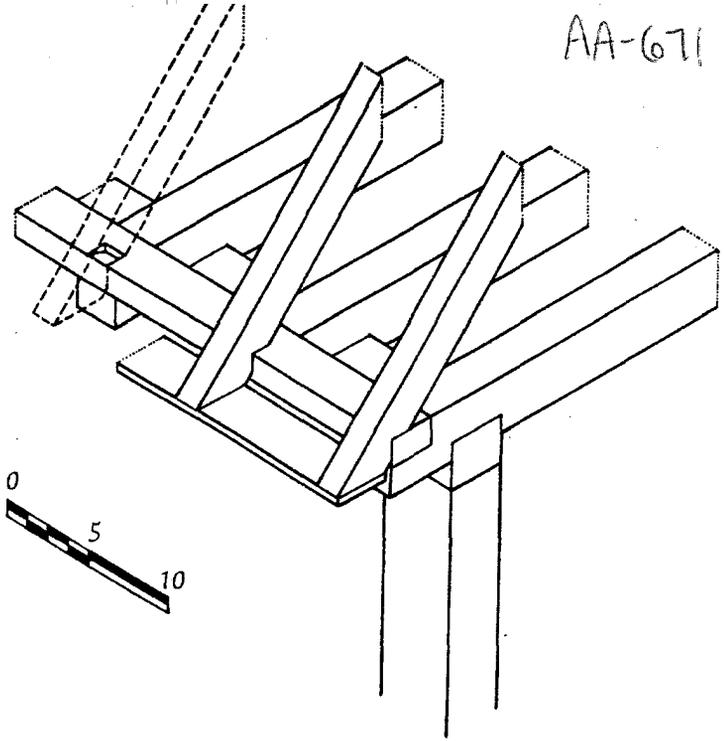
Rear Room



First-Floor Passage

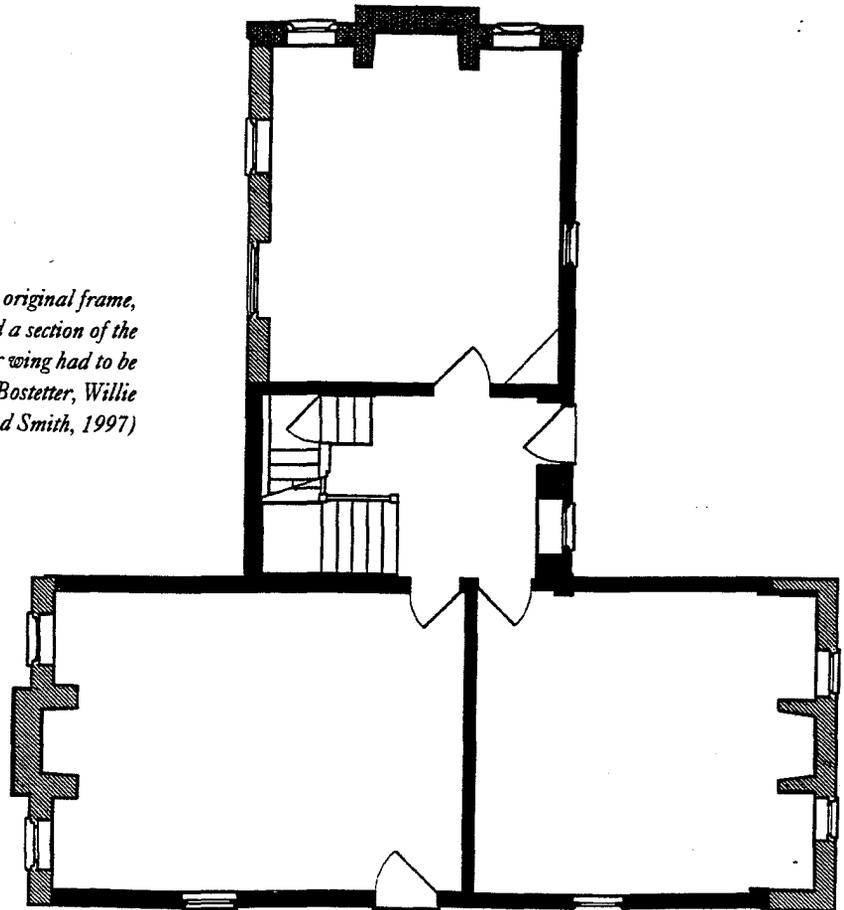
Charles Carroll Barrister House, jamb detail. Section through door jamb between first-floor passage and rear room. The passage side retains its original beaded architrave; that on the room side is a mid-18th century replacement. (Willie Graham, Colonial Williamsburg Foundation, 1996)

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Charles Carroll Barrister House, isometric eave detail. Note the unusual nature of the false plate — it is treated similarly to a titled plate in that the rafters bird-mouth over the plate. The height of the plate is quite large for a board plate, and it is unusual to cut the joists to receive a false plate, whether titled or flat. (Measured by Willie Graham and Mark Wenger. Drawn by Willie Graham, 1996.)

Charles Carroll Barrister House, first floor plan. The original frame, T-plan structure dates to c. 1724-27, the brick gable ends and a section of the rear wing were added c. 1740. The brick gable of the rear wing had to be rebuilt following the move in 1955. (Measured by Jeff Bostetter, Willie Graham, and Mark Wenger. Drawn by Roland Smith, 1997)



Reproduced in *Architecture in Annapolis: A Field Guide*.
 (Marcia M. Miller and Orlando Ridout V, editors.
 Crownsville, MD: Maryland Historical Trust, 1998).

HABS-EODC

MD 258
BLUE

Form 3B
VII, 15, 1959

HISTORIC AMERICAN BUILDINGS SURVEY
Historian's Work Sheet for "Photo-data Books" (Part I)

Name of Structure Charles Carroll, the Barrister, House

Address Maryland, Anne Arundel, Annapolis, St. John's College Campus, on
State, county, township, locality, street address or location
King George Street.

Present Owner (give address) St. John's College

Present Occupant College Admissions and Alumni offices

Present Use Same

Brief Statement of Significance (historical): Built by Charles Carroll, Chirur-
geon. His son, Charles Carroll, the Barrister, was born here in 1724.
The Barrister, who wrote the "Maryland Bill of Rights," (the first forty
five articles of the State Constitution), was a well-known patriot and
President of the Maryland
Convention of 1776.

Original and subsequent owners

Dr. Charles Carroll, Chirurgeon
Nicholas Maccubin
Full deed citation attached

Date of Erection

1722 - 1723 by Dr. Carroll's statement (Maryland Chancery, Carroll vs.
Architect Blake

Unknown
Builder, suppliers, etc.

No record

Original plans, construction, etc. No plans extant. An architectural
examination fails to reveal how the original house was enlarged.

Notes on alterations and additions

The house was sold at an auction and given to Historic Annapolis, Inc.
to move from its Main Street location and restore. The moving operation
involved splitting the house at the T, supporting and moving each part on
rollers, and hauling it to the new site at St. John's College for res-
teration. The new room, incorporated into a neighboring store, was left
at the original site. A new basement was constructed, the rear wall
built to replace the abandoned one; and upper parts of the chimneys re-
built after removal. The actual building was carefully renovated and
there were few changes during the restoration.

HISTORICAL EVENTS CONNECTED WITH STRUCTURE

Possibly one of the largest townhouses in Annapolis in its time. Dr. Carroll came to the city about 1715 and established a considerable medical practice; but soon branched out into planting, real estate, and mining; as well as becoming a merchant and politician. His son, born in the house, became a notable lawyer and statesman, contributing much to establishing the statehood of Maryland.

Important old views
(with location)

Forbes Collection of Photographs: #18, 19, 131, 482, 483, 1308, Hall of Records, Annapolis.

Sources of information
(with location) Historic Annapolis, Inc, Index Files, Hall of Records, Annapolis
Land Records & Wills, Hall of Records and County Court House, Annapolis

Likely sources not yet investigated

Prepared by G. Ridout/F.T. Dunbar
Date November, 1968

Maryland Historical Trust
Research Staff

INSTRUCTIONS FOR DOCUMENTATION

Published references: Give author's full name, exact title from title page (underlined), publisher, place of publication, date, page references.

Manuscript references: Give Location of manuscript and note if longhand or typed. Cite "from," "to," date, etc.

Interviews: If information came from a personal interview, give complete name and address of informant,

CONTINUATIONS: Any of the above entries may be continued on additional sheets. Exact transcripts in quotes from pertinent documents are especially welcomed as appendices or otherwise.

Davis House (Tydings House)
Main and Conduit Streets
Annapolis
Anne Arundel County
Maryland

PHOTOGRAPH

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013

ADDENDUM
FOLLOWS...

Old House at
Main & Conduit Sts.
Annapolis, Md.

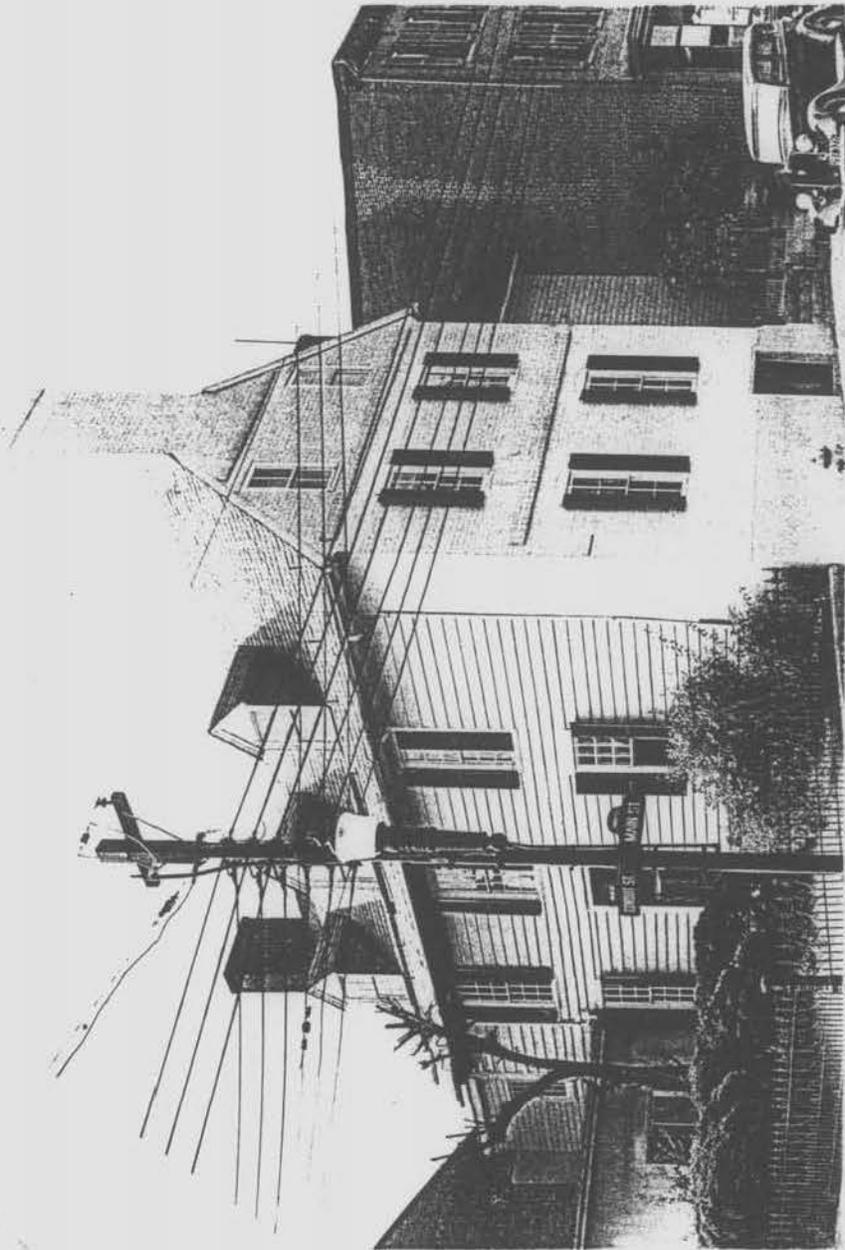
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HABS. NO. Md. 258-1

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33-2



Historic American Buildings Survey
E.H. Pickering, Photographer

November 1936

Davis House (Tydings House) (Charles Carroll, The Barrister, House)
(Blue Ball Tavern)
King George Street
Annapolis
Anne Arundel County
Maryland

AA-671

HABS No. MD-258

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Addendum to
Davis House (Tydings House)
Main and Conduit Street
Annapolis
Anne Arundel County
Maryland

PHOTOGRAPHS

WRITTEN DESCRIPTIVE AND HISTORICAL INFORMATION

Historic American Buildings Survey
Department of the Interior
National Park Service
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

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Davis House (Tydings House) (Charles Carroll, The Barrister, House)
(Blue Ball Tavern)
King George Street
Annapolis
Anne Arundel County
Maryland

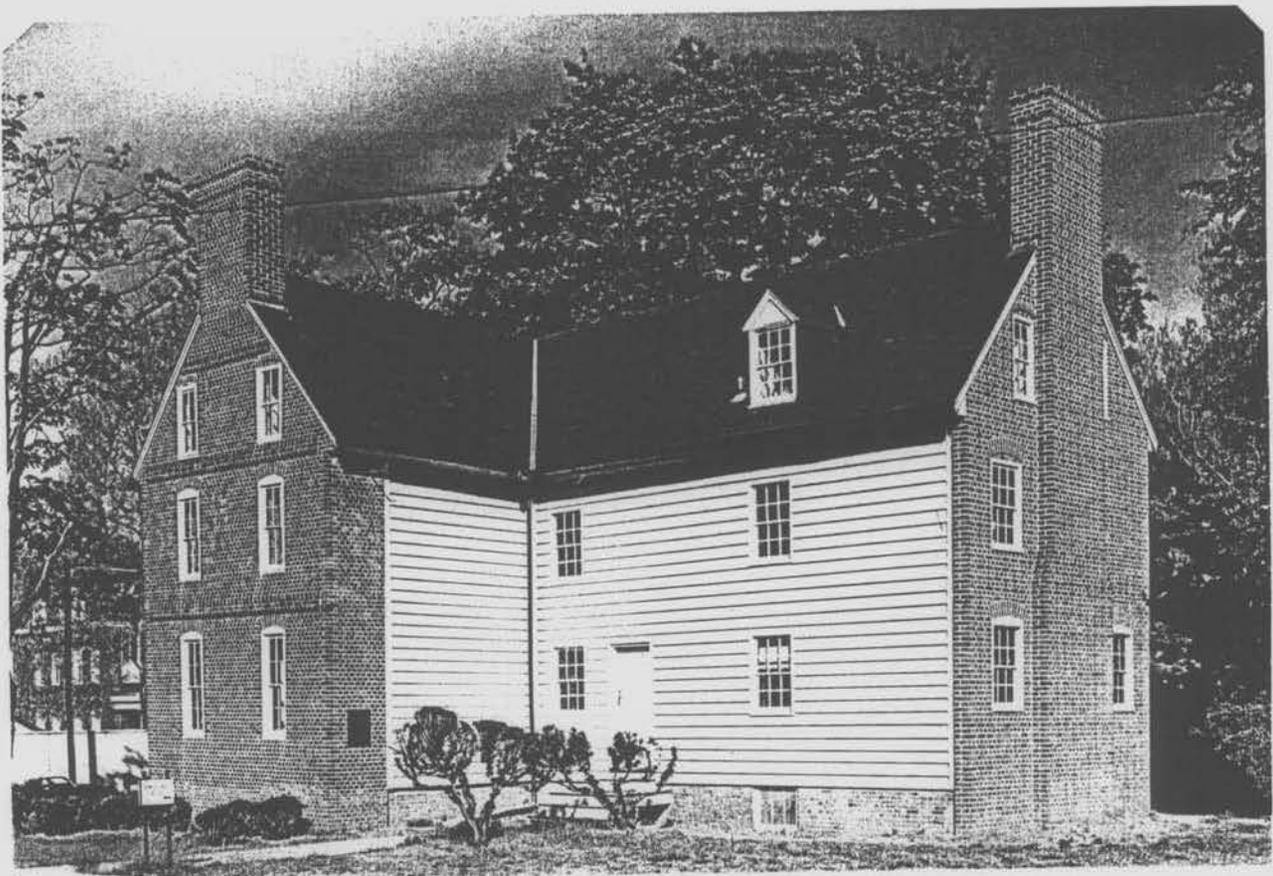
HABS No. MD-258

Addendum to
Davis House (Tydings House)
Main and Conduit Street
Annapolis
Anne Arundel County
Maryland

Photograph MD-258-1 was transmitted to the Library of Congress in 1936.

Jack E. Boucher, Photographer May 1960

- MD-258-2 WEST AND SOUTHWEST FACADES
- MD-258-3 NORTH SIDE (ORIGINALLY FACED ON CONDUIT STREET)
- MD-258-4 NORTH AND WEST FACADES
- MD-258-5 EAST FACADE
- MD-285-6 STAIRHALL
- MD-285-7 SECOND FLOOR, SOUTH END, DETAIL OF WALL PANELING AND FIREPLACE
- MD-258-8 FIRST FLOOR, NORTHWEST END, FIREPLACE DETAIL



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

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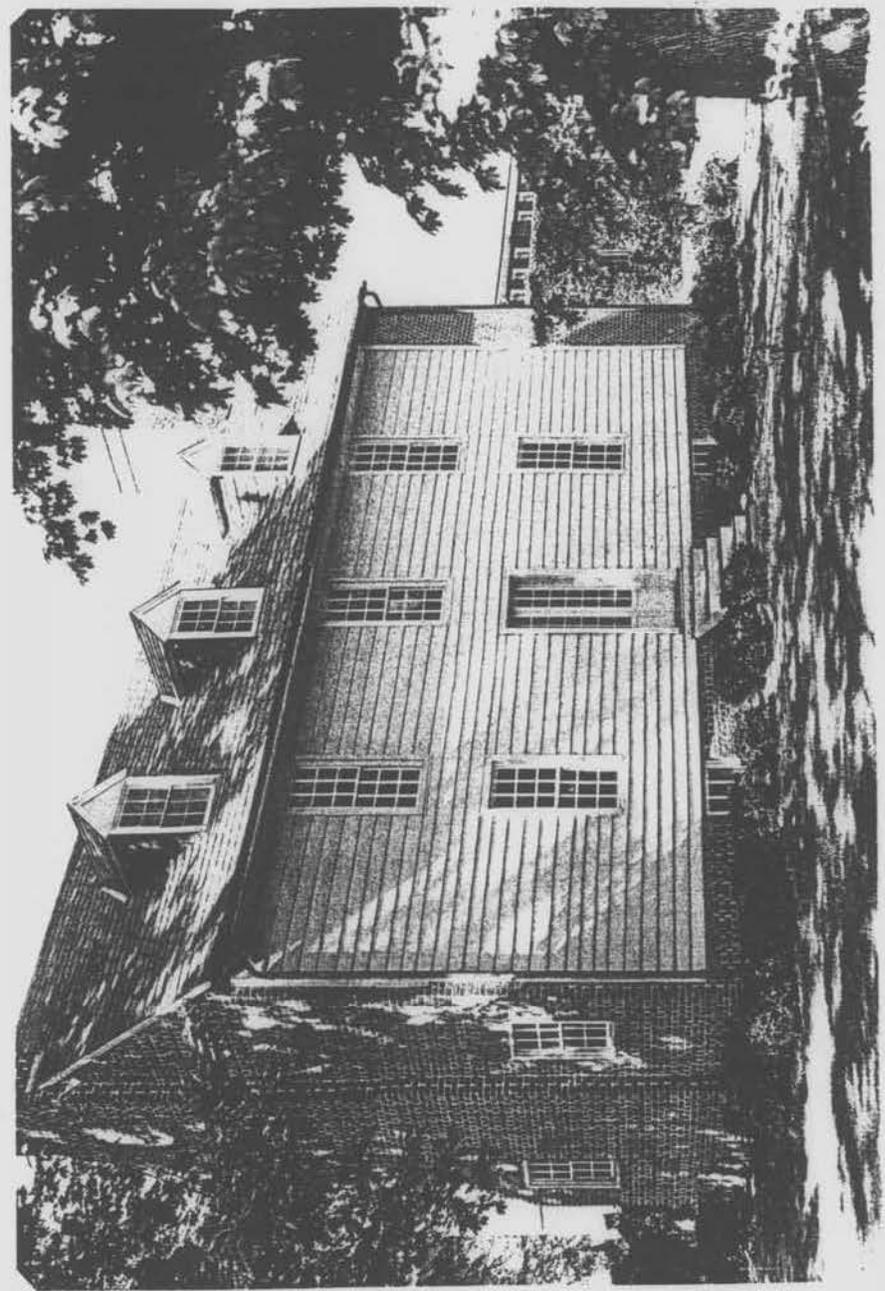
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HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

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HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

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HISTORIC AMERICAN BUILDINGS SURVEY
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HABS No. HD-5287-5

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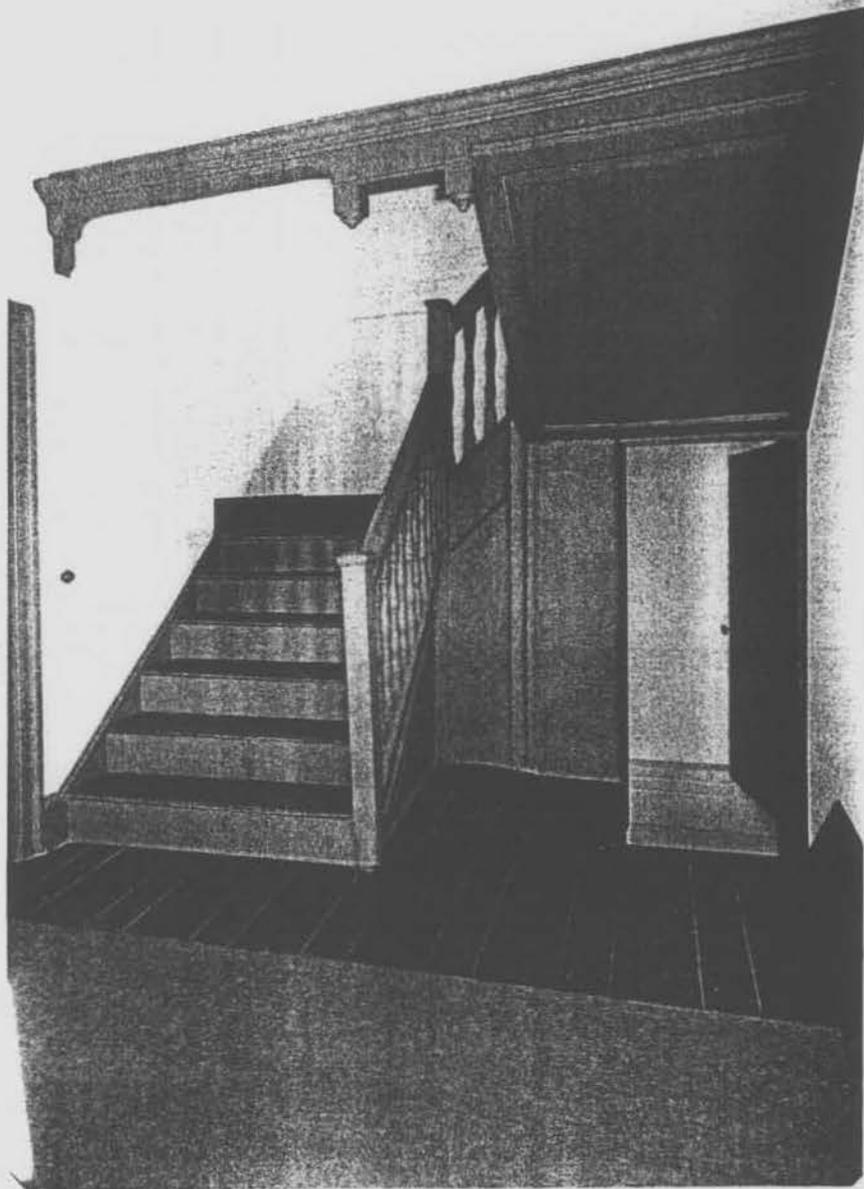
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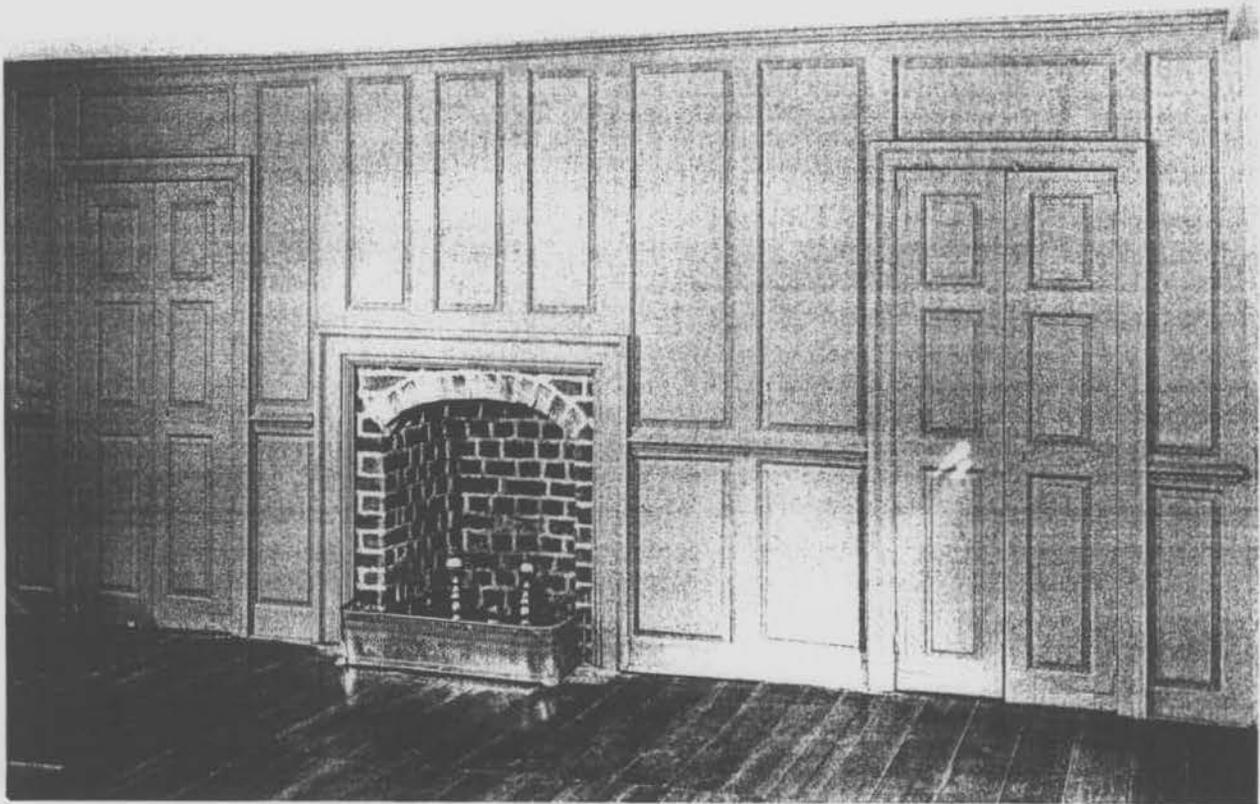
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HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

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HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. MD-35819

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2 ANNEX

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HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

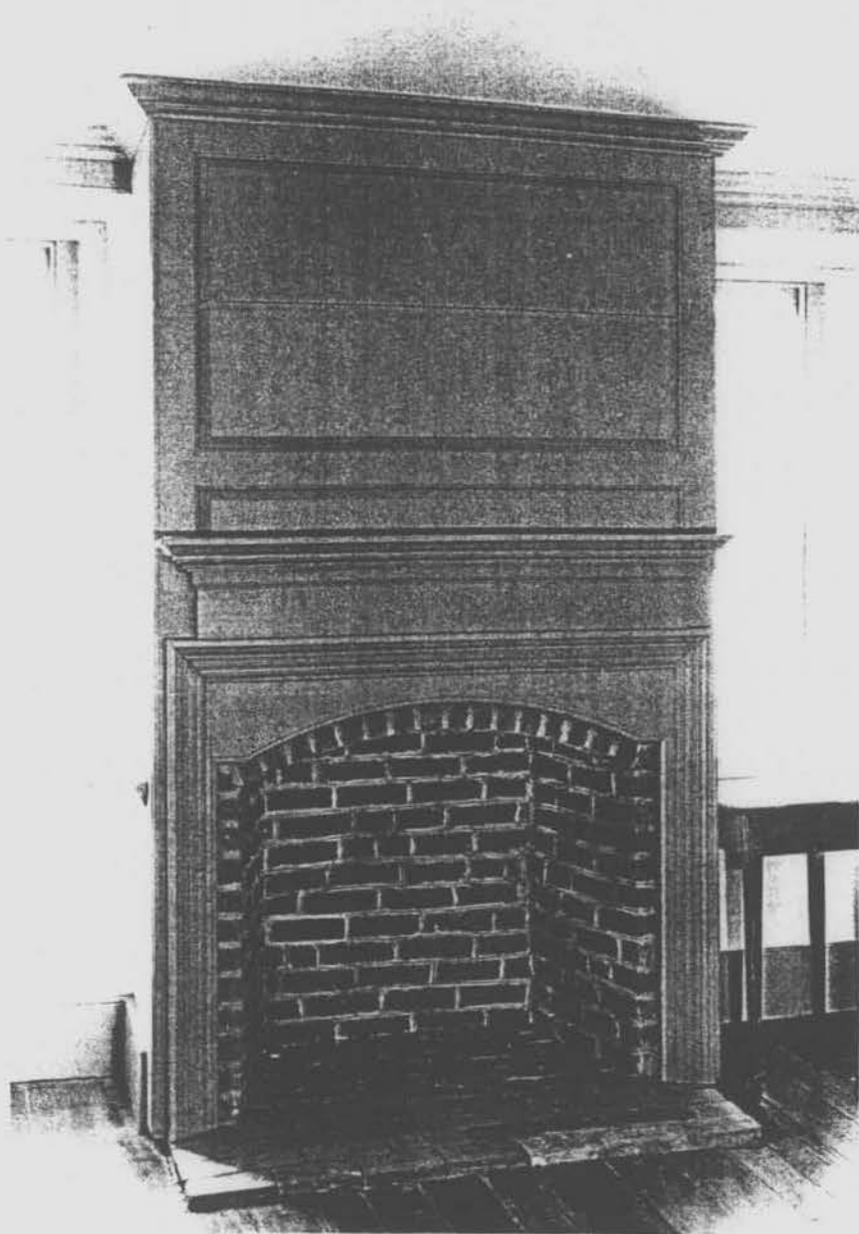
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ARCHITECTURAL DATA FORM

STATE MARYLAND	COUNTY ANNE ARUNDEL	TOWN OR VICINITY ANNAPOLIS
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Davis House		HABS NO. MD-258
SECONDARY OR COMMON NAMES OF STRUCTURE (Tydings House) (Charles Carroll, the Barrister, House) (Blue Bell Tavern)		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) King George Street (moved from Main and Conduit)		
DATE OF CONSTRUCTION (INCLUDE SOURCE) c.1722 (Deering Davis, Annapolis Houses, 1700-1775)	ARCHITECT(S) (INCLUDE SOURCE)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)		
STYLE (IF APPROPRIATE) Colonial		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) The foundations (modern) are of brick, approximately 2 feet high. The side walls are frame with clapboards and the end walls are br. The framing is of heavy timber; first floor joists are 3"x7"		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) The house is two and one-half stories high, is T-shaped in plan and measures approximately 16'x42' (main bar of house) and 16'x28' (ell). Plans of the first and second floors are		
EXTERIOR FEATURES OF NOTE similar; two rooms of unequal size in front and a stair hall and one room in the ell. A gable roof of slate and simple wooden cornice.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) First floor; 1) Front southeast room: All four walls have a paneled wood wainscot and tall wooden panels above. The paneling is molded, with raised fields. A wooden cornice consists of cyma reversa, ovolo, corona, cyma reversa and cyma recta. The base (cont'd on page 2)		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES 1957 moved to this site from Main and Conduit Streets		
PRESENT CONDITION AND USE St. John's College, Offices		
OTHER INFORMATION AS APPROPRIATE Built by Dr. Charles Carroll and birthplace of his son Charles Carroll, the Barrister, noted lawyer and patriot, who may have been the author of the Maryland Declaration of Rights, Nov. 3, 1776.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Papenfuse, Edward. (ed.) Maryland, A New Guide To The Old Line State, Balt: Johns Hopkins U. Press, 1976, p335.		
COMPILER, AFFILIATION Eleni Silverman, HABS, Historian and Harley McKee, Architect N.P.S. (report made 8/64)	DATE 3/16/84	

INTERIOR FEATURES OF NOTE (CONT'D):

is plain. The dado rail is a characteristic bolection molding. The chimney projects into the room. The fireplace opening has a segmental arch with two $\frac{1}{2}$ "x2" wrought iron straps under the intrados. Except for a brick surround about 2" wide, the remainder of the chimney piece is wooden. A wide corner bead follows the shape of the opening. A large panel is set into the over-mantel.

2) ~~Front northwest room~~: The walls are plaster, with a wide wooden base, dado rail, and small cornice. Two framing posts project from the wall and are cased. A small molded strip marks one joint between brick and frame walls. The fireplace opening is like that of the southeast room, except that there are no iron straps. It is framed with a similar bead and fascia, beyond which is an architrave molding of a rather complex profile. Above the architrave, stepping in at each side, are a frieze, and a cornice without a soffit. Over the mantel are two panels.

3) Room in the ell: This room has plaster walls above a wide, simple base. The projecting fireplace has a larger opening than those of the other first floor rooms. There are iron straps at the intrados of the arch. The heavy mantel shelf and brackets appear to have been added at a late date. The door and window openings have architrave trim. A cabinet in the north corner is triangular: its upper section has a fluted Doric pilaster at each side, spanned by a high segmental arch with molded archivolt and ornamental key block. A decorative motif resembling a stair bracket fills each spandrel. Outside the pilastered arch is a pair of glazed doors hung on wrought-iron HL hinges. The lower section contains a pair of doors with molded panels, raised fields, and HL hinges.

Second floor:

1) Front southeast room: The walls are plastered above a high, plain wooden base. The gabled end wall is paneled wainscot with tall panels above the wainscoting and a small cornice. The fireplace opening has a segmental arch, a brick surround, and a wooden architrave. On each side of the fireplace is a shallow closet with a double door. Each closet has a hook strip with wooden pegs mounted on the unplastered brick inner wall.

2) Front northeast room: This room is similar to the room below it, but is simpler in that it has no cornice and the fireplace is very plain.

3) Room in the ell: The decorative trim is similar to that in the front northeast room, except for the paneling on the chimney breast. The fireplace opening has a segmental arch, with a brick surround, a wooden architrave and wooden spandrels. The surface above the trim has two tiers of wooden panels, three panels in each.

Attic:

The space under the roof is finished with plain plaster walls and ceiling. The bases of the wall are wooden, 6" high, and beaded at the upper edge. The doors are modern and have a wooden architrave trim. Two partitions in the front section are of vertical board paneling; the boards are 11" to 13" wide with a narrow bead at the joints.

THIS AGREEMENT, made this 15th day of July, 1955, by and between HISTORIC ANNAPOLIS, INCORPORATED, a corporation organized and existing under the laws of the State of Maryland and having its principal office in Annapolis, Maryland (hereinafter called the "Owner"), party of the first part; JOSEPH G. GREENFIELD and FLORENCE G. GREENFIELD, his wife, of Annapolis, Maryland (hereinafter called the "Present Site Owners"), parties of the second part; THE VISITORS AND GOVERNORS OF ST. JOHN'S COLLEGE IN THE STATE OF MARYLAND, a corporation organized and existing under the laws of the State of Maryland and having its principal office in Annapolis, Maryland (hereinafter called "St. John's College"), party of the third part; and JOHN D. BAUMGARDNER, of Baltimore, Maryland (hereinafter called the "Contractor"), party of the fourth part.

WHEREAS, the Present Site Owners hold title in fee simple to that certain lot or parcel of land situated in the City of Annapolis, State of Maryland, and located on the Southwest corner of the intersection of Main Street and Conduit Street, having a frontage of approximately 65 feet on Main Street and a frontage of approximately 85 feet on Conduit Street (hereinafter called the "Present Site"); and

WHEREAS, the Present Site is improved by a frame and masonry building known as the Carroll-Davis House (hereinafter called the "Carroll-Davis House"); and

WHEREAS, the Present Site Owners have agreed to transfer all their right, title and interest in the Carroll-Davis House to the Owner upon the condition that the Owner, at its own expense, causes the Carroll-Davis House to be moved from the Present Site to a site on the campus of St. John's College, in Annapolis, Maryland, facing King George Street and located between the Library

All to: Berham P. Gary. 8-29-55.

and the Gymnasium (hereinafter called the "New Site"), all with the consent and approval of St. John's College; and

WHEREAS, the Owner and the Contractor have agreed that the Contractor will move the Carroll-Davis House from the Present Site to the New Site, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, The Parties Hereto Do Hereby Agree As Follows:

1. TITLE. All right, title and interest in and to the Carroll-Davis House shall become vested in the Owner from the time that the moving work is commenced and shall remain in the Owner until the moving work is completed. As soon as the Carroll-Davis House is placed upon the New Site, all right, title and interest therein shall become vested in St. John's College, absolutely and in fee simple.

2. SCOPE OF THE MOVING WORK. The Contractor shall furnish all of the materials, perform all of the work and do everything required by this Agreement in moving the Carroll-Davis House from the Present Site to the New Site. The scope of the moving work to be performed by the Contractor, at his expense, shall include:

- (a) The physical moving of the Carroll-Davis House, in two main sections and as nearly intact as is feasible, from the Present Site to the New Site;
- (b) The necessary cutting, bracing and strengthening of the structure of the Carroll-Davis House prior to moving;
- (c) The physical placement of the Carroll-Davis

House on foundations on the New Site, which foundations will be constructed and completed either prior to or as soon as feasible after delivery of the Carroll-Davis House to the New Site;

- (d) The trimming of trees required to provide clearance for the Carroll-Davis House;
- (e) The obtaining by the Contractor of all permits required from the City of Annapolis, the County of Anne Arundel and the State of Maryland, it being understood that the Owner will lend its good offices in obtaining the permits required;
- (f) The obtaining by the Contractor of insurance coverage approved by the Owner, including workmen's compensation insurance, public liability insurance, property damage insurance, insurance in the amount of \$25,000 against complete or partial loss of or damage to the Carroll-Davis House during the moving process, and such other insurance as shall be designated and approved by the Owner as being adequate to protect the interests, rights and liabilities of all parties hereto;
- (g) The furnishing by the Contractor of a bond in the amount of \$8,000, approved by the Owner, guaranteeing the performance of the moving work by the Contractor and the payment by him of all obligations arising therefrom.

3. TIME OF COMPLETION OF THE MOVING WORK. The moving work to be performed by the Contractor shall be commenced on or before October 1, 1955, and shall be substantially completed within 60 days from the day the moving work is commenced.

4. ACCEPTANCE OF AND PAYMENT FOR THE MOVING WORK. The Owner shall pay to the Contractor for the moving work described above, \$8,000 in cash, payable when the Carroll-Davis House is placed upon the foundations on the New Site and the moving work is approved by Rogers and Taliaferro, Architects.

5. ADDITIONAL WORK. The following work (which is not included in the above described moving work to be performed by the Contractor) shall be performed under the direction and at the expense of the Owner:

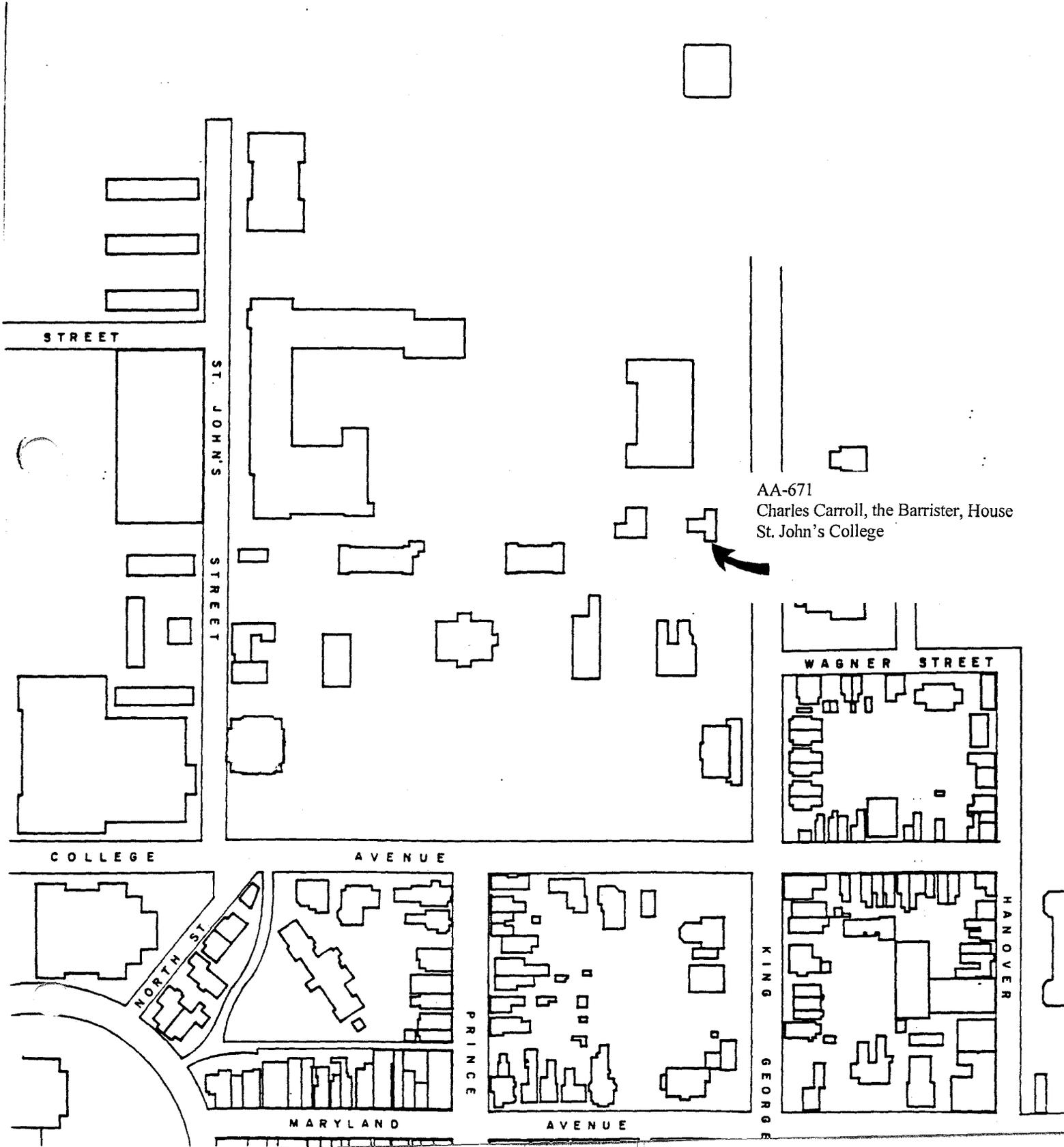
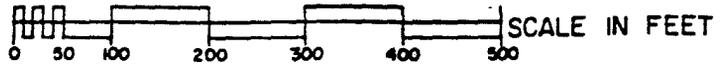
- (a) The waterproofing (in a manner satisfactory to the Present Site Owners) of facilities which are connected to the Carroll-Davis House at the Present Site and which will remain on the Present Site after the Carroll-Davis House is removed;
- (b) Removing and replacing overhead wiring, traffic lights and signs for clearance during the course of moving the Carroll-Davis House from the Present Site to the New Site;
- (c) The putting together and waterproofing of the Carroll-Davis House on the New Site, including a new end wall and re-roofing of the connection of the severed parts;

- (d) Stopping utilities connected to the Carroll-Davis House at the Present Site, namely gas, electricity, water and sewer, in a manner satisfactory to the Present Site Owners.
- (e) Constructing the new footings and foundations at the New Site.

6. GENERAL. It is understood and agreed by and between the parties hereto that the moving of the Carroll-Davis House is a non-profit undertaking, designed to save the historic building, and made possible through the efforts of the Present Site Owners, the Owner and St. John's College, and by reason of donations made by many public-spirited individuals and organizations. It is agreed, therefore, that each party hereto (other than the Contractor) hereby releases each other party hereto (other than the Contractor) from any and all liability hereunder, except as expressly provided in this Agreement, and except to the extent that any loss, damage or liability shall be covered by insurance as herein provided.

It is further understood and agreed that the Present Site Owners are parties to this Agreement for the purpose of completing the gift and transfer by them of the Carroll-Davis House as above mentioned, and that they shall have no liability hereunder, except to the extent that any such liability shall be covered by insurance as herein provided.

IN WITNESS WHEREOF, the individual parties hereto have hereunto set their hands and seals, and each corporate party hereto has caused this Agreement to be signed in its corporate name and its corporate seal to be hereto affixed and attested by its





AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

LOOKING SOUTH

1 OF 20



CARROLL
BARRISTER
HOUSE
1722

Antiques & Collectibles

SUNSHINE MARKET

AA-671

CHARLES CARROLL, THE
BARRISTER, HOUSE

ST. JOHN'S COLLEGE
ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

NW ELEVATION. LOOKING EAST

2 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

LOOKING SOUTHEAST

3 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

✓00

MD SHPO

LOOKING EAST

4 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

LOOKING EAST

5 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

400

MD SHPO

LOOKING NORTHWEST

6 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

LOOKING NORTH

7 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

FIRST FLOOR, STAIR HYPHEN, LOOKING EAST

8 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

Y00

MD SHPO

FIRST FLOOR, NW PARLOR, LOOKING NORTH

9 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

FIRST FLOOR, SE PARLOR, LOOKING SE

10 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

FIRST FLOOR, REAR ELL PARLOR, LOOKING EAST

11 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

FIRST FLOOR, REAR ELL PARLOR,

LOOKING SOUTH

12 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

FIRST FLOOR, REAR ELL PARLOR, LOOKING NORTH

13 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SAPO

SECOND FLOOR, STAIR HYPHEN, LOOKING SOUTH

14 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SECOND FLOOR, NW ROOM, LOOKING NORTH

15 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER,
HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SECOND FLOOR, NW ROOM, NORTH
CORNER, LOOKING NORTH

16 OF 20

AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SECOND FLOOR, SE PARLOR, LOOKING SOUTH

17 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SECOND FLOOR, REAR ELL, LOOKING SOUTH

18 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SECOND FLOOR, REAR ELL, LOOKING NORTH

19 OF 20



AA-671

CHARLES CARROLL, THE BARRISTER, HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

THIRD FLOOR, LOOKING NE

20 OF 20

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 671</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Offices
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (x) Good () Fair () Poor: ()
THEME:
STYLE: Georgian/18th Vernacular
DATE BUILT: 1722-23 (Moved here 1957)

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: St. John's
COMMON NAME: Carroll the Barrister House
FUNCTIONAL TYPE: RES Map 31 Par 20
OWNER: St. John's College ADDRESS: College Ave. Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: ^{HABS} Local () State () National (✓) <input checked="" type="radio"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (x) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon (x)
 - Wood Bearing Masonry: Brick (x) Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard (x) Board and Batten () Wood Shingle () Shiplap ()
 Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
 Brick Veneer (x) Stone Veneer () Asbestos Shingle ()
 Bonding Pattern: English Bond End Walls Other:
- Roof Structure
 - Truss: Wood (x) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate (x) Wood Shingle () Asphalt Shingle () Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

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

Number of Stories: 2 1/2

Number of Bays: 2 x 3

Approximate Dimensions: 45 x 45

Entrance Location: In Wing

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-671

Originally H shaped in plan, losing one wing when moved here in 1957; brick endwalls in all header bond, with belt courses and massive chimneys, elliptical arched windows at first and second floors, flat in attic; three gabled dormers molded wood cornice at frame walls which are clapboard.

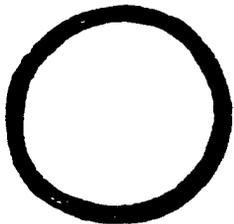
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Excellent example of Georgian period Vernacular, critical to historic district; of historic importance despite move because of relationship to Charles Carroll the Barrister, son of the builder, and primary author of the Declaration of the Delegates of Maryland adopted July 6, 1776.

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

within NHL boundaries for Col. ANP H.D.

AA-671 ✓

0206711102

Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. St. John's Campus	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY
ORIGINAL OWNER Charles Carroll ORIGINAL USE residence PRESENT OWNER St. John's College PRESENT USE administrative offices WALL CONSTRUCTION brick/clapboard NO. OF STORIES 2 plus dormer attic	2. NAME Carroll-Barrister House DATE OR PERIOD c. 1722 STYLE Colonial ARCHITECT BUILDER
	3. FOR LIBRARY OF CONGRESS USE

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

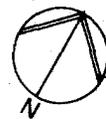
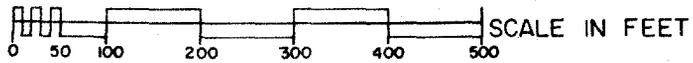
Annapolis has a number of houses built in the early part of the 18th C. (Carroll-Settler, Jonas Green, 45 Fleet, etc.), however, the Carroll-Barrister House is by far the most sophisticated architecturally. Originally "H" shaped, a section was joined to a building on Main Street and was severed when the house was moved to St. John's. The brick sections are all header brick with belt courses and elliptical brick window arches. The windows on the brick walls are thin, 4/4; while those on the clapboard parts are more rectangular and are 6/6 and 9/6. The steep slate roof and the tall end chimneys give the house a medieval quality, though the house illustrates height of building at this period, even if with limited vocabulary. House occupies important location on entrance of town and is extremely important to Annapolis.

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

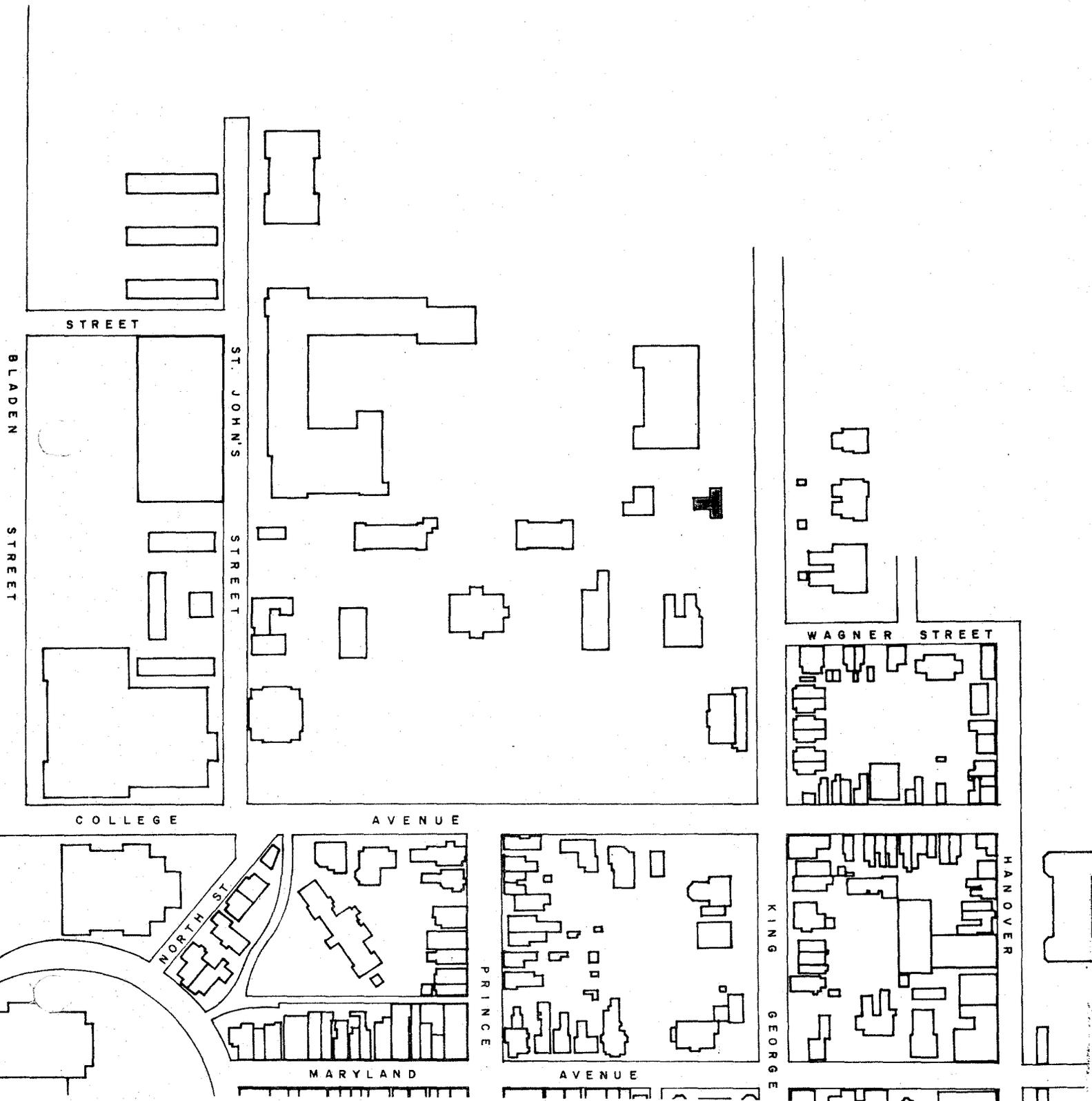


5. Exterior excellent

6. LOCATION MAP (Plan Optional)	7. PHOTOGRAPH
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. I. M. Pei, J. W. Burch, Historic Annapolis, Inc.	9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD August 22, 1967



AA 671
ANNAPOLIS HIST. DIST.





Carroll Hse

St. John's

AA 671

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW



Carroll House

St. John's

AA 671

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW

CAMOU USE

ST JOHN'S