

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Annapolis Water Company Inventory Number: AA-932

Address: Generals Highway City: Annapolis Zip Code: 21401

County: Anne Arundel USGS Topographic Map: South River

Owner: City of Annapolis, Mayor and Aldermen

Tax Parcel Number: 226 Tax Map Number: 44 Tax Account ID Number: 90035591

Project: MD 450 over Tributary of Broad Creek, Site H Agency: State Highway Administration

Site visit by SHA Staff: ___ no X yes Name: Becky Kermes Date: February 2001

Eligibility recommended X Eligibility not recommended ___

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Is the property located within a historic district? X no ___ yes Name of district: ___

Is district listed? ___ no ___ yes Determined eligible? ___ no ___ yes District Inventory Number: ___

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Annapolis Water Company Complex is situated on the north side of MD 450, just west of the intersection with MD 178. It is comprised of two facilities, the 1907 pump house and a circa 1880 dwelling, with additional ancillary structures including well houses, dams, reservoirs, and related earthworks. The current legal boundary is 416 acres and extends to the south side of MD 450.

The 1907 pump house is an over-sized one story, three bay, classically styled hipped roof building constructed of brick laid in 5:1 common bond. It features a square front section with two smaller and shorter additions to the rear of the building. The front façade is the most architecturally decorated featuring centered double doors, each of which contains six lights above two lower panels. The wooden doorway is topped with a four-light transom and three-brick segmental arch. Windows are large, 6/6 double hung sash, topped with a three-brick segmental arch and limestone sill.

The engineer's dwelling is a two story, center hall plan with a rear ell addition. The side gable roof is clad with asphalt singles and there is an exterior end chimney. The house is clad with clapboard siding (the stucco that was mentioned in the Inventory has been removed). The cornice's bracketed molding is

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <u>X</u>	Eligibility not recommended ___
Criteria: <u>X</u> A ___ B <u>X</u> C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: _____	
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>5/23/01</u> Date
<u>[Signature]</u> Reviewer, NR program	<u>3/23/01</u> Date

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

AA-932

Continuation Sheet No. 1

still evident. Other details include 6/6 double hung sash windows, centered, single front door with a transom, and a one story porch supported by four Doric columns.

The Annapolis Water Company is considered eligible under Criterion A for its association with the growth and development of the Annapolis Water Company. It has continuously operated since 1866, and retains buildings and structures representative of its long existence. It is further significant for its association with the development of the Annapolis water supply system, which was organized as a private stock concern in 1865.

The Annapolis Water Company is not considered eligible under Criterion B. It is considered that the resource does not reflect the lives of significant persons in the past.

The Annapolis Water Company is considered eligible under Criterion C. The Pump House, designed by the prominent architectural firm of Baldwin and Pennington, is considered an architecturally important example of early 20th century civic architecture possessing integrity of location, design, setting and materials.

The Annapolis Water Company is not considered eligible under Criterion D, as it is unlikely to provide or yield previously unknown information.

Prepared by: Becky Kermes

Date Prepared: February 2001

AA-932
Annapolis Water Company
Public

1866 and 1907

The Pump House of the Annapolis Water Company is an architecturally important example of early 20th century civic architecture. It was designed by the prominent Baltimore architectural firm of Baldwin and Pennington, which specialized in designing public buildings.

The Annapolis Water Company has continuously operated since 1866, and retains buildings and structures representative of its long and continued evolution. The complex includes a late nineteenth-century engineer's dwelling, a 1907 brick pumphouse, ancillary structures, three reservoirs, and a dam.

The Annapolis Water Company is further significant for its association with the development of the Annapolis water supply system, which was organized as a private stock concern in 1865. The state-of-the-art facility was designed by engineer William R. Hutton, Montgomery County, Maryland, who worked as an assistant to General Montgomery Meigs on the construction of the Washington, D.C. waterworks.

AA-932

Annapolis Water Company

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Period(s): Agricultural-Industrial Transition (1815-1870)
Industrial/Urban Dominance (1870-1930)

Prehistoric/Historic Period Theme(s): Architecture; Economic

Resource Type:

Category Type: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Municipal Water Supply

Known Design Source: 1866 Engineer: William Hutton

1907 Architect: Baldwin & Pennington (of Baltimore)

Maryland Historical Trust

State Historic Sites Inventory Form

Survey No. AA-932

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Annapolis Water Companyand/or common

2. Location

street & number Generals Highway (Rt. 450) not for publicationcity, town Annapolis vicinity of congressional district state Maryland county Anne Arundel

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<u> </u>	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<u> </u>	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: municipal

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

name City of Annapolis, Department of Public Worksstreet & number telephone no.: 410-224-2140city, town Annapolis state and zip code: Maryland 21401

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 24102street & number Church Circle folio 360city, town Annapolis state Maryland

6. Representation in Existing Historical Surveys

title date federal state county localdepository for survey records city, town state

7. Description

Condition		Check one		Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site		
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____	
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed				

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

The Annapolis Water Company property presently contains 461.4 acres and features two facilities. This study examines the original facility that operated exclusively until 1931. It includes two buildings; a 1907 pump house and a late-19th century dwelling; numerous ancillary structures, including well houses, dams, reservoirs, and related earthworks. The later facility, constructed in 1931 and located east of this site, is not included in this survey.

Pump House

The pump house is the largest building at this facility. Facing south, this one-oversized-story, three-bay, classically styled, hipped-roof building is constructed of brick laid in 5:1 common bond. It features a square front section, with two smaller and shorter additions telescoping from the rear of the building. The front principal block is the most elaborate and displays the highest level of architectural detail. The top of this section is distinguished by a monitor roof, which via an interior gearing mechanism, opens to provide the building with light and ventilation. This portion of the roof is covered with a light-permeable opaque glazing, while the remainder of the roof is sheathed with slate shingles. The front roofline is embellished by a four-brick-high corbelled cornice. This treatment continues on the rear sections, situated beneath the stepped parapet roofline that characterizes these sections of the building. One chimney is present. Located at the junction of the front and center sections, the tall, thick stack is associated with the now defunct coal-burning boiler.

The bricks in the south, east, and west walls are decoratively laid to give the effect that the main body of the walls are divided into three, slightly recessed bays, with the interstitial space between the recessed areas treated as pilasters that rise up to engage the corbelled cornice. Fenestration consists primarily of six-over-six, double-hung sash windows set in wood frames and topped by a three-brick-high segmental arch. In addition, each window features a limestone sill. The principal entrance is centered on the front facade and features two wooden doors, each of which contains three pairs of windows above two lower panels. The doorway is topped by a four-over-four light transom and three-brick-high segmental arch. Additional doors are found on the sides of the telescoping sections, and include three garage-style doors of varying ages. Windows, while of the same type as found in the principal section, are shorter in length.

This building is currently used for storage, and the original pump, boiler, etc. are removed. Interior walls are deteriorating due to moisture, and the brick floors are covered with sediment from periodic flooding.

Engineers Dwelling

The dwelling is a typical, late-19th century, two-story, central passage plan frame house with rear ell. The exterior has been stuccoed over German siding and painted white (stucco date unknown). The original exterior German siding is visible in an enclosed porch on the northeast elevation. It appears to have been painted yellow prior to being stuccoed. The exterior trim, which is continued to the facade, includes an elaborate bracketed cornice molding and one-story porch supported by Doric columns. The interior has been modernized; however, the floor plan remains unaltered. The few aspects of surviving trim include the massive turned newel post and handrail; the balusters, however, have been removed and replaced with chains. A few rooms in the rear ell have retained late 19th century window moldings with bull's-eye corner blocks.

(see continuation sheet)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	1866 / 1907	Builder/Architect	Wm. Hutton / Baldwin and Pennington
Check:	Applicable Criteria:	<input checked="" type="checkbox"/> A	<input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D
	and/or		
	Applicable Exception:	<input type="checkbox"/> A	<input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
	Level of Significance:	<input type="checkbox"/> national	<input checked="" type="checkbox"/> state <input checked="" type="checkbox"/> local

Prepare both a summary paragraph of significance and a general statement of history and support.

The significance of the Annapolis Water Company is multifoliate. It is important for its association with the expansion of Annapolis' municipal services. Constructed as a state-of-the-art facility, it has continuously operated since 1866 and retains buildings and structures representative of its long and continued evolution. Significance is further enhanced by the pump house, which was designed by an important Maryland architectural firm that specialized in the construction of public buildings, and that further represents the ideals of a national trend in urban design and public construction.

The Annapolis Water Company system was designed by nationally respected engineer William R. Hutton. The then state-of-the-art facility was considered the finest in the state of Maryland. Furthermore, the stylishly designed and solidly built 1907 pump house is the work of the noted Maryland architectural firm of Baldwin and Pennington, whose projects included many civic and public buildings.

The Annapolis Water Company, now owned by the City of Annapolis, was established by an 1865 Act of the Maryland legislature as a private stock concern. According to the Company's *First Report of the President*, the founding was prompted by an 1863 at the State House. Disturbed by the lack of an adequate supply of water to fight the fire, and additionally concerned about the increased demand created by the recent re-establishment of the Naval Academy, in Annapolis, Maryland law-makers ordered the creation of a company for the purpose of providing "pure, healthful water for all purposes." (1)

Annapolis area businessmen, including bankers and merchants, made up the first board of directors, and put much consideration into the planning of the facility. Several locations were considered before deciding to acquire 23 acres owned by Robert Welch. This land adjoined a tributary of Broad Creek and was part of a tract known as *Mill Land Resurveyed*, and not surprisingly, was the site of an 18th century mill. Almost immediately it was decided more land was needed. Much of this additional property was acquired from the extensive holdings of the Dorsey family (2). This provided for a reservoir site, an auxiliary stream, right of ways and timber for fuel (3).

Responsibility for the design of the facility was given to a very prominent engineer. William R. Hutton of Montgomery County, Maryland was a former assistant to General Montgomery Meigs, and worked with Meigs on the construction of the Washington, D.C. waterworks. Annapolis Water Company officials desired a state-of-the-art operation, employing the latest in methods and materials. Traditional cast iron piping was rejected, with the board instead opting to use cement pipe. This was a relatively new product and not widely in use at that time.

However, where used it had received favorable reviews. Other matters were considered. It was noted that "water in this city [has] proved injurious to health when used through lead pipes..." For this reason, the use of lead pipe was prohibited (4). In 1869 the Annapolis Water Company had a capacity of 480,000 gallons a day, which was (see continuation sheet)

7.1 Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today

Works and Structures

The land associated with the Annapolis Water Company features a series of sloping hills and naturally occurring lakes. Relying on gravity, the wells and pump house are located downhill of the water supply lakes. The largest structures are the settling basins and reservoirs, that are formed by the North and East Lakes. These lakes are artificially manipulated by the introduction of dams and earthworks. The main settling basin is located about 300' north and uphill of the pump house, and measures approximately 900' x 300' at the widest point. The main settling basin is contained on the northwest and southwest side respectively, by a earthen, and concrete dam. A significantly smaller settling basin is located at the lower east side of the main basin. A reservoir is located directly east of this, and like the settling basins, is formed from a naturally occurring body of water. An older, man-made, 1,250,000 gallon capacity reservoir is also associated with the property. This circular, concrete-rimmed, terra cotta-lined structure is located on the south side of Defense Highway, approximately 2,000' east of the pump house.

Prior to 1931 water was piped from reservoirs, downhill to the man-made flocculation and settling basins. Water was then filtered then distributed from the pump house. In 1931 the new facility resulted in the obsolescence of much of the original works, and some associated buildings and structures were razed. Some do survive, including a series of brick well houses. These small structures average 10' x 10' and occur at irregular intervals based on geology and topography, around the property. According to the current Annapolis Water Company Superintendent, the newest well house was constructed in the 1950s. No date was available on the oldest.

8.1 Prepare both a summary paragraph of significance and a general statement of history and support

twice the demand at that time, with a capacity for expansion to 800,000 gallons a day. Other indicators of the emphasis on comparative research are shown in the decision to buy a water filtering apparatus "made on a principal recommended by a late French experimenter." This distinction is notable, for as late as 1887, the City of Baltimore did not have a water filtration system, and a Maryland State Board of Health report for that year indicates that the Annapolis supply was far superior to that of Maryland's largest city (5).

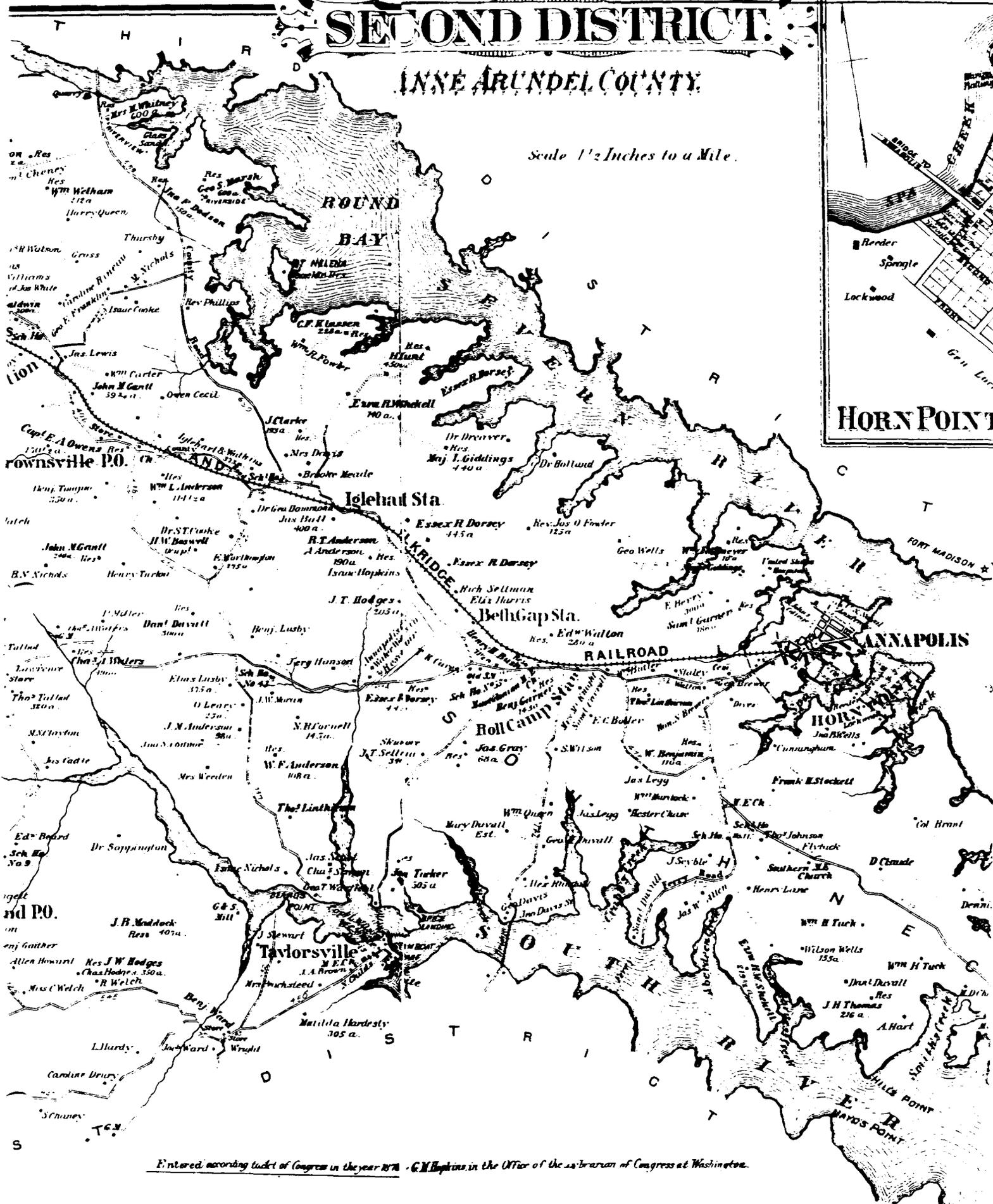
The house that stands on the property pre-dates the establishment of the Annapolis Water Company and, according to Company tradition, was formerly a toll house associated with a toll bridge that once crossed Broad Creek (6). Evidence to support this claim was not uncovered, but Company records indicate the house was far from new when they took ownership for use as the engineer's, and later the superintendent's, dwelling. In 1879, the house's assessed value was \$25, and was declared unfit for another winter's use. Company minutes from 1898 and 1899 discuss adding "four comfortable rooms". It is most likely that this construction represents what is now the rear ell of the dwelling.

The pump house was built in 1907 and continued the established tradition of quality. It was designed by the important Baltimore architectural firm of Baldwin and Pennington. Over 400 works of E. Francis Baldwin, either independent projects or done in association with William Pennington or others, have been identified. Baldwin is especially noted for his railroad stations, church, college, and other civic buildings. Public works and industrial structures represent a very small percentage of the firms undertakings, so the significance of the pump house is enhanced as a relatively rare example of Baldwin and Pennington public works/industrial architecture (7). Furthermore, it was constructed in the early-20th century, during the time of the "City Beautiful" movement. This national trend advocated constructing public buildings in a grand and classically styled fashion, in an expression of civic pride and as inspiration for moral improvement. While this was a national trend and touched most every area of public architecture, in Maryland a number of particularly impressive water works were constructed. The best example is the still-standing Classical Revival-style water tower at Curtis Bay, near Baltimore.

SECOND DISTRICT

ANNE ARUNDEL COUNTY

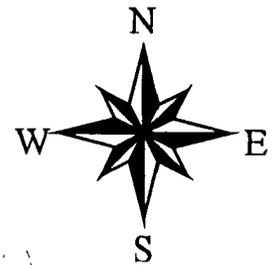
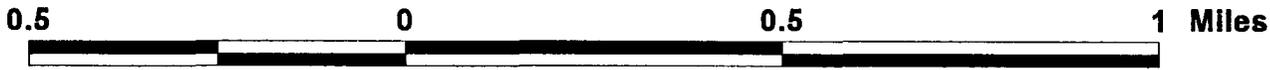
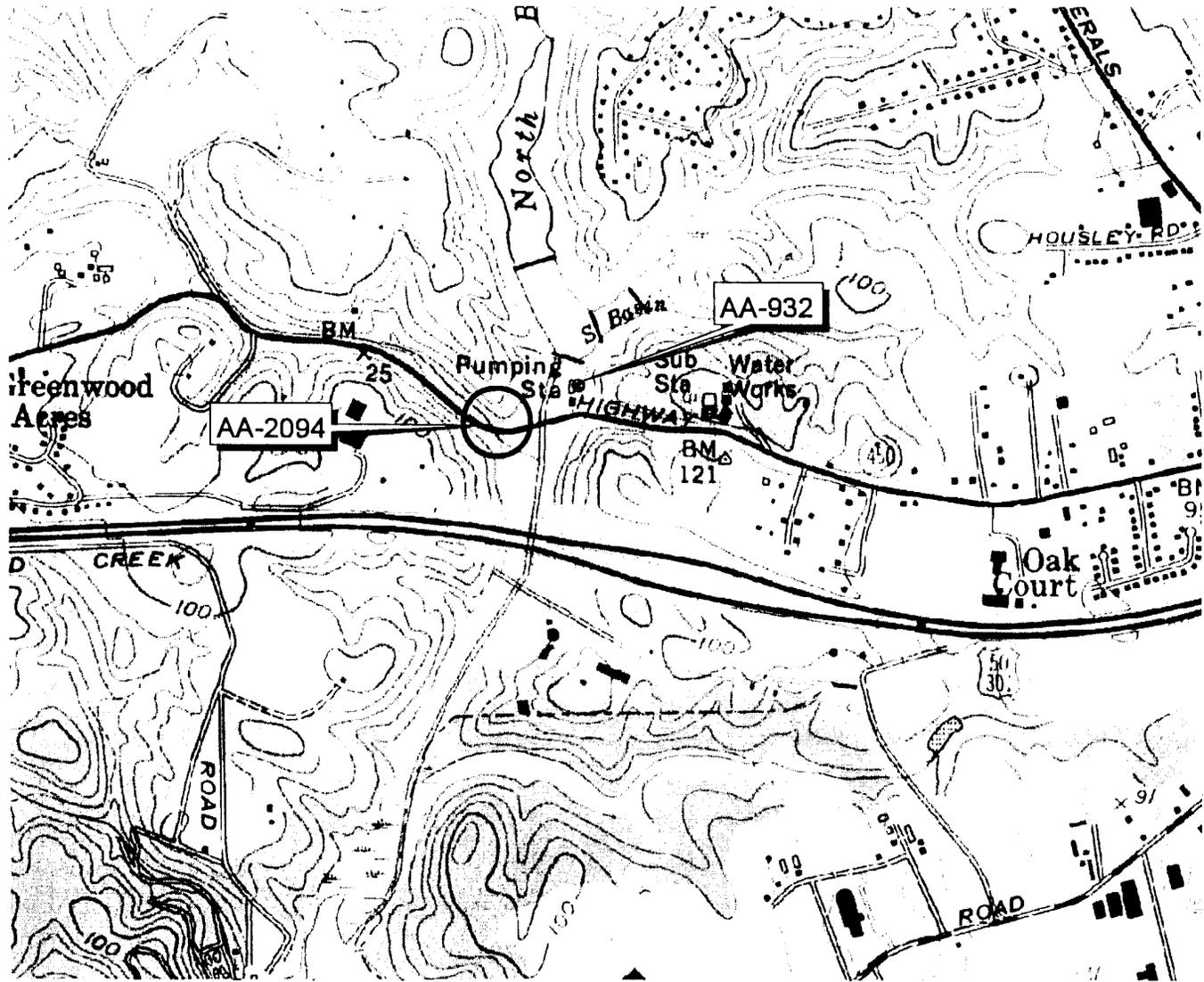
Scale 1/2 Inches to a Mile.



Entered according to Act of Congress in the year 1878. C. M. Hopkins in the Office of the Librarian of Congress at Washington.

AA-932

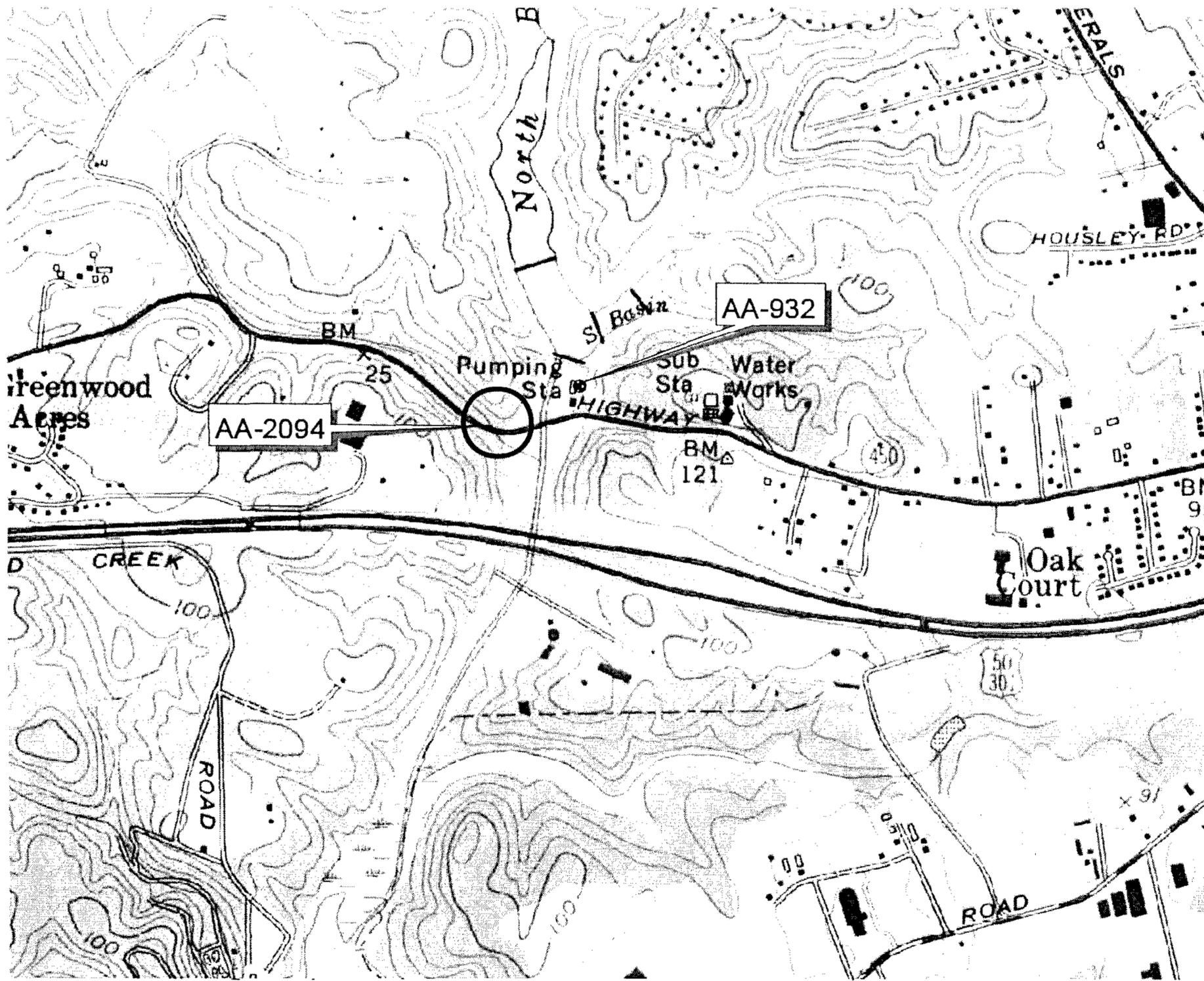
SHA - Anne Arundel



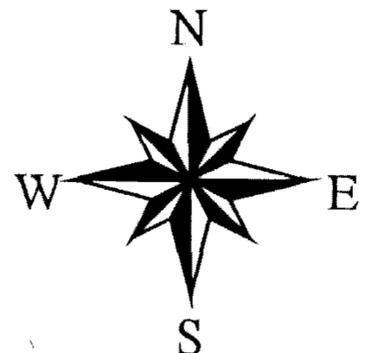
SOUTH
ROAD

AA-932

SHA - Anne Arundel

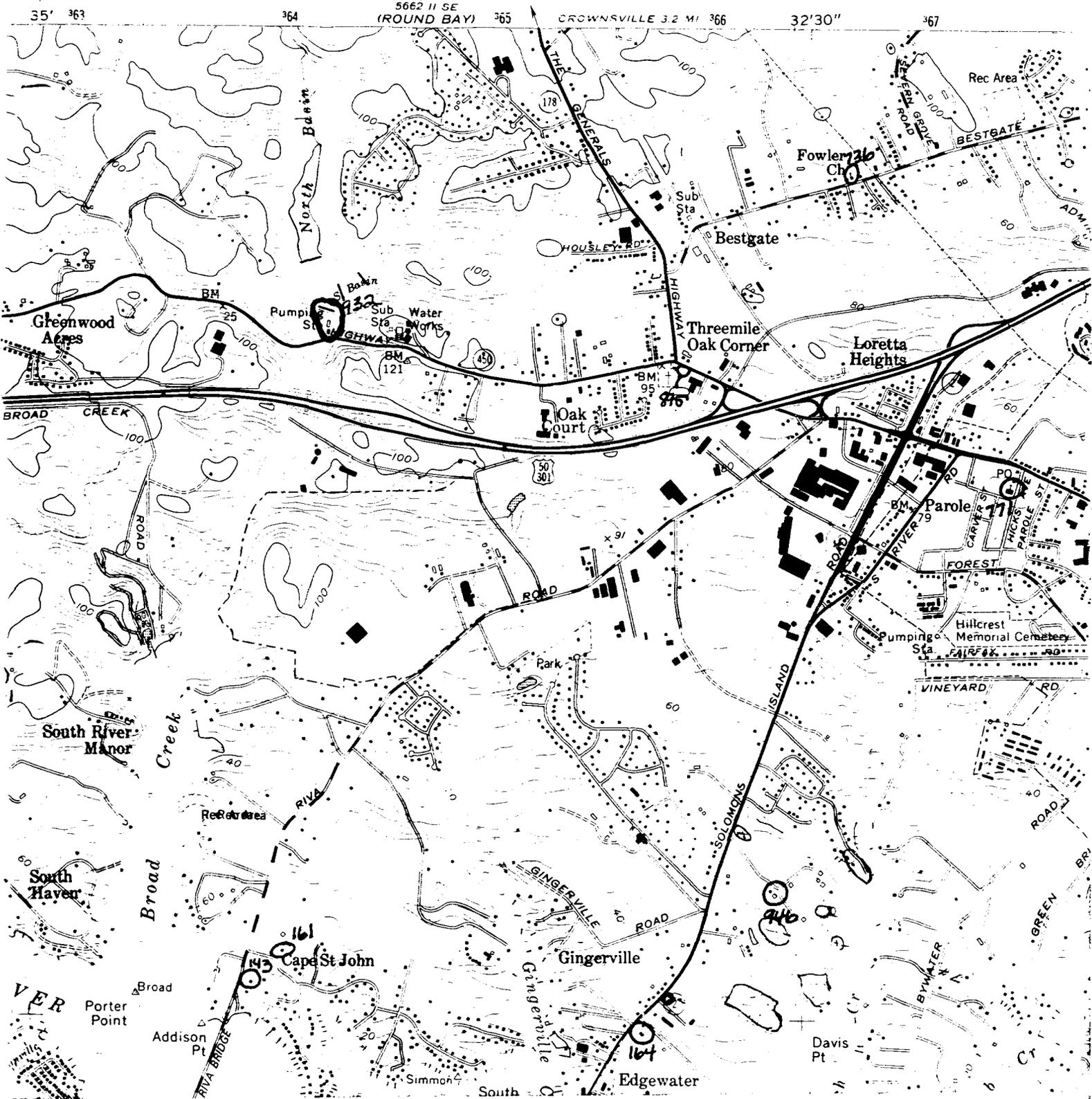


0.5 0 0.5 1 Miles



SOUTH
ROAD

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS



SOUTH RIVER
USGS 7.5 minute series
Scale: 1:24,000
1957, photo revised 1978

Site Number: AA-932
Site Name: Annapolis Water Company
Location: General's Highway (Rt. 450),
Annapolis



AA-932

Annapolis Water Company

Anne Arundel Co., Maryland

Sherril M. Marsh, Photographer

Sept. 1996

Neg. at Maryland SHPO

Pump House, Camera facing NE

Photo 1 of 5



AA- 932

Annapolis Water company

Anne Arundel co., Maryland

DANNA M. Ware, Photographer

c. 1990

Negative at Maryland SHPO

Pump house, camera facing NW

Photo 2 of 5

1866

1907

THE ANNAPOLIS WATER CO.

HARRY J. HOPKINS PRESIDENT.

DIRECTORS

JAMES M. MUNROE. WM. N. WOODWARD.

BERNARD WIEGARD. J. D. & P. DOUW.

BALDWIN & PENNINGTON EDW. D. SKIPPER

ARCHITECTS.

BUILDER.

AA-932

Annapolis Water Company

Anne Arundel Co., Maryland

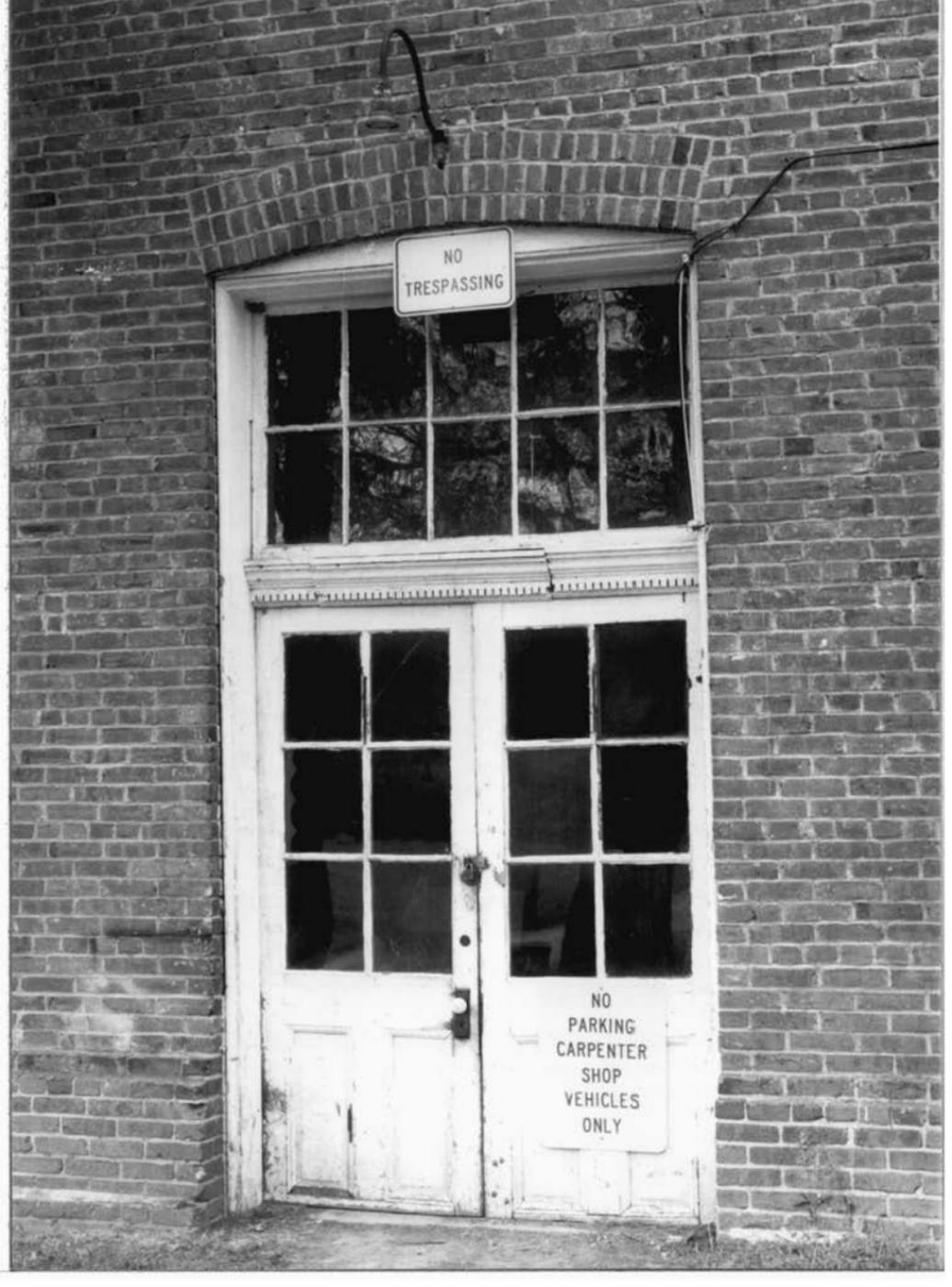
Donna M. Ware, Photographer

c. 1990

Negative at Maryland SHPO

Pump House Date stone

Photo 3 of 5



NO
TRESPASSING

NO
PARKING
CARPENTER
SHOP
VEHICLES
ONLY

AA-932

Annapolis Water Company
Anne Arundel Co., Maryland
Donna M. Ware, Photographer

C. 1990

Negative at Maryland SHPO

Pumphouse, Front Entrance

Photo 4 of 5



AA-932

Annapolis Water Company

Anne Arundel Co., Maryland

Sherr. M. Marsh, Photographer

Sept. 1996

Negative at Maryland SHPO

Engineer's Dwelling

Photo 5 of 5