

HA-1394

1885

Mrs. Dunnigan's Building
31 Courtland Street
Bel Air
private

This small building has a typical Victorian commercial facade. In atypical fashion it has only front and rear walls, relying on its neighbors for the third and fourth walls. It was built as a shop and office building by Mrs. Barbara Ferry Dunnigan and her son Edward Ferry. They also owned the buildings on either side.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Mrs. Dunnigan's Building
AND/OR COMMON
Ranneberger Building

2 LOCATION

STREET & NUMBER
31 Courtland 1st
CITY, TOWN
Bel Air VICINITY OF CONGRESSIONAL DISTRICT
STATE
Maryland COUNTY
Harford

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input 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 checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
H. L. Ranneberger Telephone #: 838-2870
STREET & NUMBER
31 Courtland Street
CITY, TOWN
Bel Air VICINITY OF STATE, zip code
Maryland 21014

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Harford County Courthouse
STREET & NUMBER
Main Street
CITY, TOWN
Bel Air STATE
Maryland

Liber #: 744
Folio #: 332

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN STATE
_FEDERAL _STATE _COUNTY _LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This small two storm frame office building is at 31 Courtland Street in the Town of Bel Air, Harford County, Maryland. The front (north) elevation shows three bays, downstairs a large 2/1 double hung window flanked by doors, the one to the west, probably original, has a panel down and a single large pane up, surmounted by a large 2 pane transom. This door goes to the staircase to the second floor. The eastern door has had its transom removed and its door replaced with a glass door in an aluminum frame. The three bays of the second story have double hung 2/2 windows. The rear (south) elevation shows only two bays. The ground floor windows are wider and deeper than the second story ones but all four are 2/2 double hung. The photograph of the rear elevation shows the intersection of the rear west wall of #31 with #33. Forward of that intersection the buildings share a common wall, that of #33; the clapboard of #33 is plainly visible as the wall in the cellar staircase in #31. Number 31 shares a wall similarly with the Old Aegis Building next door at #29. The cellar of the Ranneberger Building contains a furnace which if not the original is very old. It looks as if it had been hand-made by a tinner. It has been converted from being a coal burner to being gas-fired.

The interior of the building is very simple. A three-foot wide enclosed stair rises along the west side for access to the second floor. Under this stair is a small bathroom and the cellar stairs. The room layout is the same on both floors. A reception room 16' x 20" in front and two offices c. 4' x 20' to the rear. The downstairs offices have been paneled.

This pleasant building is the simplest remaining example of the frame commercial structures built in Bel Air in the third quarter of the nineteenth century.

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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1885 BUILDER/ARCHITECT Edward Ferry/John Lingan

STATEMENT OF SIGNIFICANCE

This small frame building is the only remaining example of the unadorned commercial structures built in Bel Air in the 1880's and is in an excellent state of preservation. Other examples along Main Street exist, but they are more decorated and in a worse condition.

The builder, Edward Ferry, was Mrs. Barbara Dunnigan's son by her first marriage. Mrs. Dunnigan owned the land as well as the hotel next door to the west. This building is sometimes called "Mrs. Dunnigan's building" too. Ferry was a Bel Air entrepreneur and possibly a speculative builder. He owned a lumber yard and several warehouses near the railroad station and built, and possibly occupied, several homes in Dallam's addition in the northwest section of town. He must have been quite prosperous for in 1896 he and his family occupied "Hazel Dell", the former home of Stevenson Archer. In 1905 when Mrs. Dunnigan lost the whole property she and the Edward Ferry family were living in Philadelphia (Equity 88/470).

This building was built on part of the land Herman Stump, Henry Archer and Stevenson Archer bought from the Misses Robinson in 1867. They leased half the lot, from the alley at the Old Aegis Building to Bond Street, to Mrs. Barbara Ferry, then a 35 year old widow. In 1869 she married Bernard (Barney) Dunnigan. At that time she was listed as a hotel keeper (marriage license 1/136). In 1882 Hannah Van Bibber, the daughter of Stevenson Archer, sold the leased property to Barbara Dunnigan for \$2062.50. At that time, this small building had not been built but two other buildings, #29 and #33, stood on the lot. The land and #31 and #33 remained in Mrs. Dunnigan's hands until 1905 when these properties and others were sold by Stevenson Williams for the Jarrettsville Building Association because of a defaulted mortgage. John D. Worthington bought this whole block on Courtland for \$4100 and sold #31 the same day to Harry A. Whitaker and John A. Robinson. At that time John H. Reckord had offices there. Mr. Robinson and his partner Mr. Finney had their canning brokerage there. Later Finney occupied the Reed Building, now part of the First National Bank Building at 12 Office Street, and Robinson built 28 Office Street for his expanding business. (The earliest occupants (1869) had been Mr. Keuckel who had a jewelry store downstairs and Messrs. William H. Doxen and Allen Hoffman who had offices upstairs..

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Equity Records of Harford County; the Harford Democrat;
Interview with Mr. Melvin P. Johnson

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

This property occupies parcel 840 in the Town of Bel Air 16.7' x 71'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

M. Larew

January 18, 1979

ORGANIZATION

Town of Bel Air

DATE

838-8700

STREET & NUMBER

39 Hickory Avenue

TELEPHONE

CITY OR TOWN

Bel Air

STATE

Maryland

The Maryland Historic Sites Inventory 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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

- Hoffman, a native of Canada & a Union war veteran, was also a canning broker.)

In 1908 Whitaker and Robinson sold the property to Charles and Walter Mc Comas who held for two years and sold it in 1910 to William H. Harlan and J. Edwin Webster for \$1225. Harlan & Webster were lawyers who had had offices in the Old Aegis Building, They may have moved next door when John Worthington bought the building and moved his newspaper there in 1905. In 1928 Judge Harlan sold the building to his son Edwin H. W. Harlan. Harlan lost it in 1940 when it was sold to Caroline Boarman in default of a mortgage to the Fireside Permanent Building Association (mortgage, 1938, 252/470). After the war (1947), Mrs. Boarman sold the property to Allen H. St. Clair who held it until he sold it to the present owner, Le Roy Ranneberger, in 1967. Mr. Ranneberger has his office on the first floor. As the photograph shows, the Republican Party has its County headquarters upstairs.

For nearly 100 years, this simple and agreeable building has provided office space convenient to the Courthouse and what might be called the nineteenth and early twentieth century business and financial district of Bel Air, because the banks and canning brokerages were once centered in the square around the Courthouse. The block also held two newspapers, several shops and restaurants and even speakeasies after local option came in.

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: HA-1394
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME: Ranneberger Bldg.

COUNTY: Harford
TOWN: Bel Air
LOCATION: 31 Courtland Bel Air, Maryland 21014
COMMON NAME: Ranneberger Bldg.
FUNCTIONAL TYPE: Commercial
OWNER: H. L. Ranneberger ADDRESS: 31 Courtland Bel Air, Maryland
ACCESSIBILITY TO PUBLIC: Yes () No () Restricted (x)
LEVEL OF SIGNIFICANCE: Local (x) State () National ()

ORIGINAL FORMAL NAME: Mrs. Dunnigan's Building
PRESENT USE: offices
ORIGINAL USE: office & store
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR: John F. Lingan
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (x) Fair () Poor: ()
THEME: Architecture
STYLE: Vernacular
DATE BUILT: 1885

GENERAL DESCRIPTION:

Structural System

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

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

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

Number of Stories: 2
 Number of Bays: 3 Entrance Location: Courtland
 Approximate Dimensions: 16.7 x 40

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2 party walls - this bldg. has only 2 walls of its own, front & back.
upstairs there is access to #33.
In basement there is access to 29.
May have been a residence but there is no evidence of kitchen facilities.
The staircase once opened into the reception room (living room?) on first floor.
3 rooms down; 2 rooms up.

St. Clair converted furnace to oil.

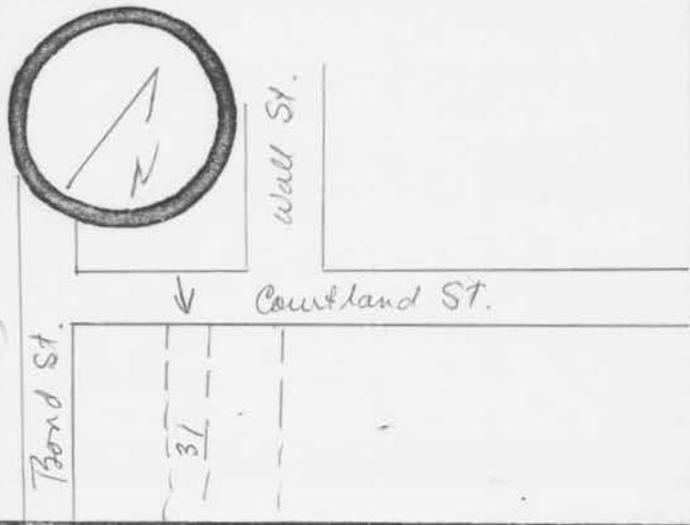
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

A well-preserved commercial structure, relatively unchanged. It has only two walls, the front & back and relies upon its neighbors for the other two. Built by Edward Ferry and his mother, Mrs. Barbara Dunnigan.

REFERENCES: Harford Democrat

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

M. Larew
 RECORDED BY:
 Town of Bel Air
 ORGANIZATION:
 October, 1978
 DATE RECORDED:

RANNEBERGER BUILDING
 31 Courtland Street
 Owner: H. L. Ranneberger

744/332 9 June 1967
 Allen H. St. Clair & Virginia, wife
 to
 LeRoy Ranneberger & Doris, wife
 16.7' x 71'

307/464 4 August 1947
 Caroline H. Boarman, widow
 to
 Allen H. St. Clair & Virginia, wife

259/402 16 April 1940
 Philip Close, trustee in default of mortgage
 of Edwin H. W. Harlan to Fireside Permanent
 Building Assoc. (1938, 252/470)
 to
 Caroline H. Boarman

211/238 22 December 1928
 William H. Harlan
 to
 Edwin H. W. Harlan

130/257 10 May 1910
 Charles Mc Comas & wife & Walter McComas & wife
 to
 William H. Harlan & J. Edwin Webster
 \$1225

122/470 28 April 1908
 Henry A. Whitaker & Mamie, wife, John A.
 Robinson & S. Fannie Twining (mortgagor)
 to
 Charles H. McComas & Walter R. McComas

113/462 7 January 1905
 John D. Worthington & Theresa, wife
 to
 Henry A. Whitaker & John A. Robinson
 \$1200
 "lot has frame office building now occupied
 by John H. Reckord"

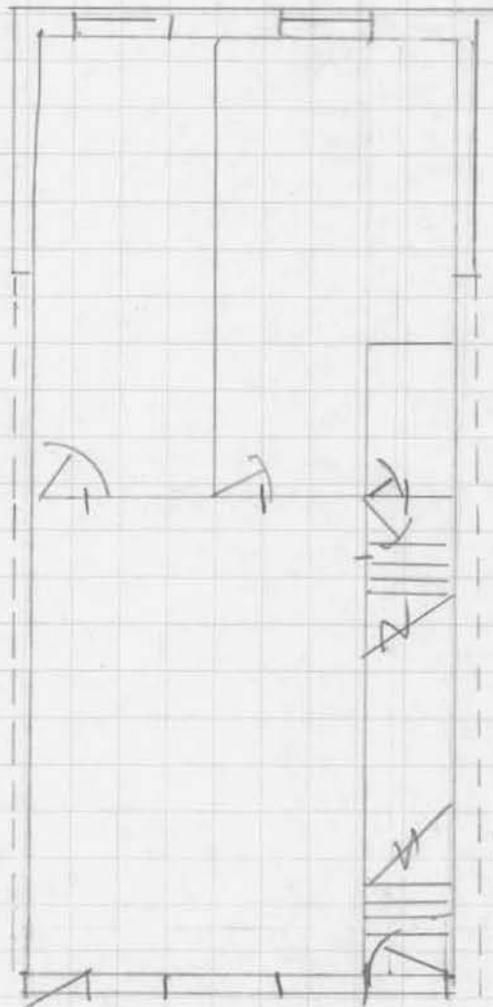
- 113/460 7 January 1905
 Stevenson Williams, trustee, in Jarrettsville
 Bldg. vs Barbara Ferry Dunnigan (equity
 docket P/8)
 to
 John D. Worthington
 \$4100
- 45/410 24 June 1882
 Hannah Van Bibber
 to
 Barbara Dunnigan
 \$2062.50 (the larger lot - from Bond Street
 up to and including the old Aegis Bldg,
 29 Courtland)
 Hanna = d. of Stevenson Archer
- 20/411 5 August 1868
 Herman Stump, Jr., w/ consent of Henry W.
 Archer and Stevenson Archer
 lease to
 Barbara Ferry (Dunnigan)
- 19/217 14 October 1867
 Henry Farnandes, trustee, Ann Robinson &
 Martha Robinson
 to
 Herman Stump, Jr., trustee for self, Henry W.
 Archer & Stevenson Archer
- Farnandes was a trustee appointed in the case
 of Samuel Robinson, Martha, Ann and Mary
 Robinson vs John, Thomas & James Robinson
 (equity 5/322, 1841).
 The will of Joseph Robinson left the whole
 of lot #33, Scott's Plat of Bel Air to his
 wife Martha (senior) for her life. The
 land then went to his daughters, Mary, Ann,
 Martha and Catherine. The sons, Thomas,
 Samuel, John & James got \$100 each. At the
 time of the suit, the widow was already dead,
 and Catherine had died without issue, leaving
 her siblings as her heirs. The suit was to
 force sale. Mary died before this parcel was
 sold, leaving Ann & Martha as owners.
- At the time of the sale the only improvement
 on the whole of lot #33 was the store house at
 the corner of Main & Courtland where Joseph
 Robinson had his store & where his daughters
 subsequently had theirs.

26/246

Also by
1871

Herman Stump, Jr., Henry Archer & Stevenson
Archer divide the land they acquired by the
above (19/217)

Stevenson Archer acquired the property from
Bond Street east to and including the Holden
Bldg. (25-27) Stump and Henry Archer acquired
from BG&E to the corner



M LARFOW

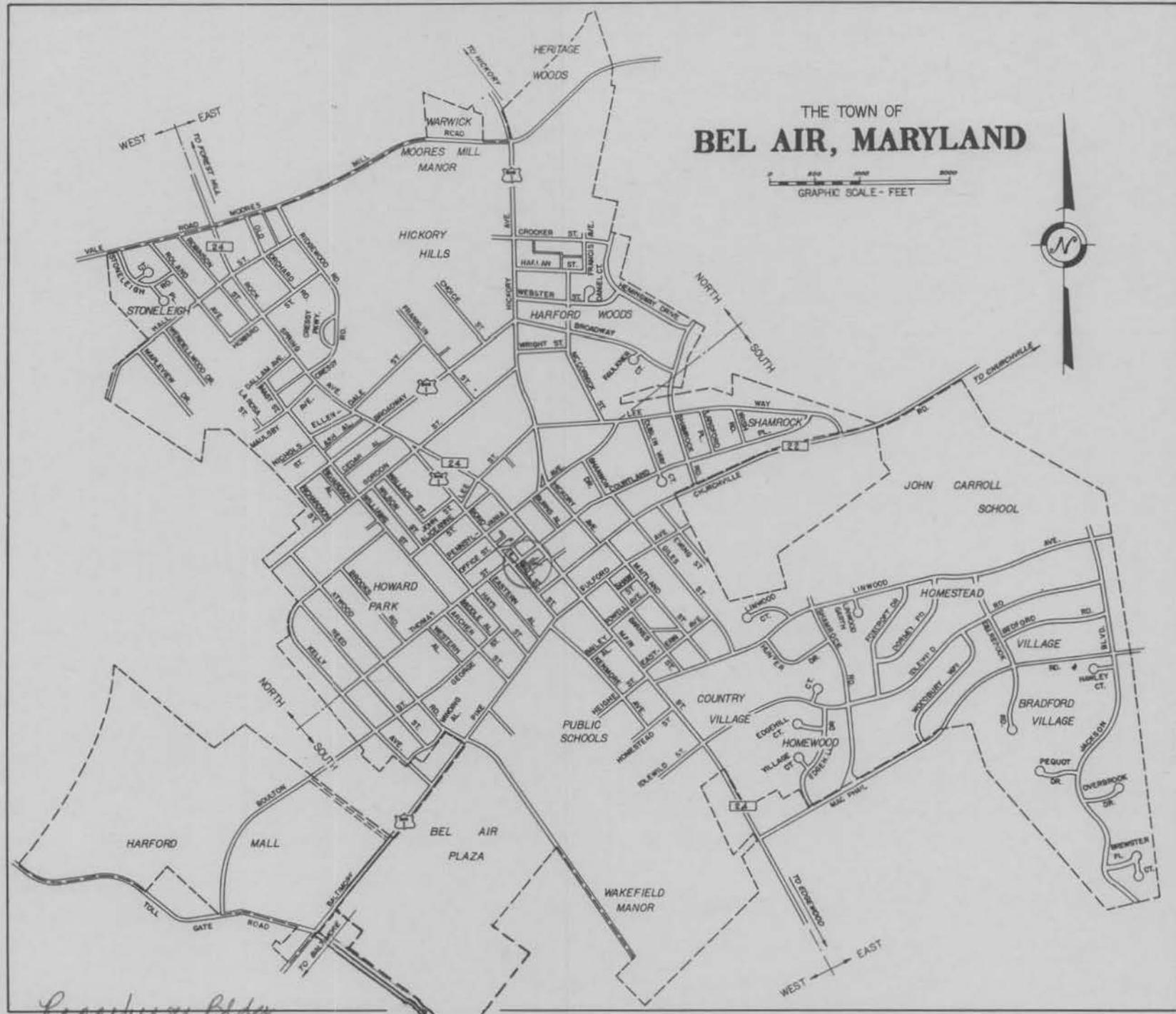
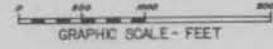
RANNEBERGER BLDG
31 COURTLAND ST.
BEL AIR

HA-1394

Scale 1" = 8'

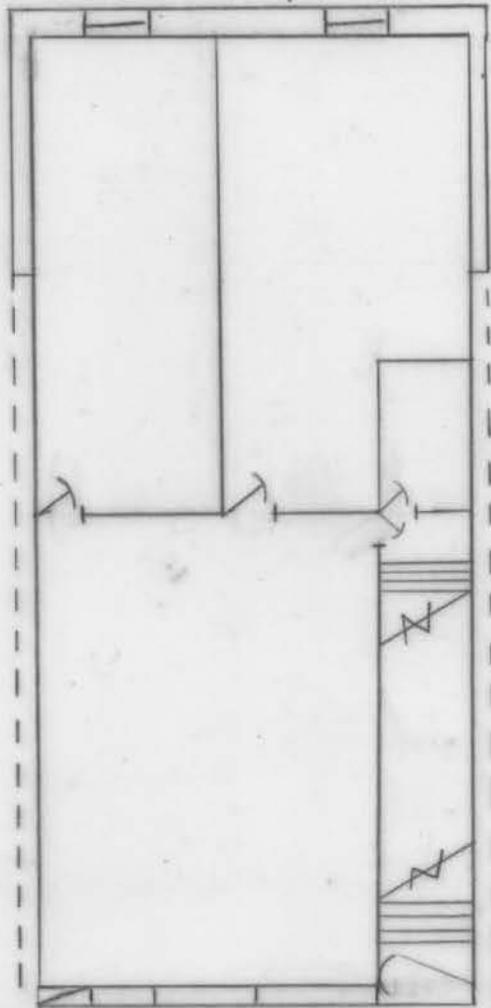


THE TOWN OF
BEL AIR, MARYLAND



HA-1394

*Shamrock Bldg
1 Courtland*



DRAWN BY: MARILYNN LAREW

TRACED BY: G. CUNO

RANNEBERGER BUILDING
31 COURTLAND STREET.
BEL AIR, MARYLAND

HA-1394

SCALE 1 in. = 8 ft.





REPUBLICAN HEADQUARTERS

ALPHONSE FOR
SENATE

RANNEBERGER BLDG, 31 CORTLAND, BEL AIR
FRONT (NORTH) ELEVATION

M. LARSEN, 1948

HA-1394



L. to R. 33, 31, 29 COURTLAND, BEL AIR
REAR (SOUTH) ELEVATION

M. L. AREW, 1978

HA - 1394



CENTER: RANNE BERGER BLDG, 31 (COURTLAND)
BEL AIR

FRONT (NORTH) ELEVATION

M. L. GREGG, 1978

HA-1394