NPS Form 10-900
(Rev. 10-90)

Easements

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Howard's Inheritance

other names/site number AA-136

2. Location

street 721 Howard's Loop
not for publication n/a city or town Annapolis vicinity x
state Maryland code MD county Anne Arundel code 003 zip code 21401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Signature of certifying official — Date 6-16-98

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
___ See continuation sheet.
____ determined eligible for the _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____
National Register
____ removed from the National Register _____

____ other (explain): _____

_____ _____
Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

_x_ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

_x_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
1	_____	structures
_____	_____	objects
2	0	Total

Number of contributing resources previously listed in the National Register
0

Name of related multiple property listing n/a

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
AGRICULTURE/SUBSISTENCE	agricultural outbuilding

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
VACANT/NOT IN USE	

7. Description

Architectural Classification (Enter categories from instructions)

COLONIAL
EARLY REPUBLIC/Federal

Materials (Enter categories from instructions)

foundation STONE
roof ASPHALT
walls BRICK
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

__x__ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
ARCHITECTURE

Period of Significance ca. 1760-ca. 1840

Significant Dates ca. 1760; ca. 1840

Significant Person (Complete if Criterion B is marked above)
n/a

Cultural Affiliation n/a

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_x_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

10. Geographical Data

Acreage of Property 0.4213 acres
USGS quadrangle South River, MD
UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	368170	4317190	B			
C				D			

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Norma M. Grovermann

organization _____ date March 1997

street & number _____ telephone _____

city or town Annapolis state MD zip code 21401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)
name Elm Street Development, c/o Karen McJunkin

street & number 6820 Elm Street, Suite 200 telephone _____

city or town McLean state VA zip code 22101

name William F. and Norma M. Grovermann, contract purchasers

street & number _____ telephone _____

city or town Annapolis state MD zip code 21401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.Ca. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Description Summary:

Howard's Inheritance is a 1½-story gambrel-roofed brick house with a hall-parlor plan located near Annapolis in Anne Arundel County, Maryland. The building appears to have been constructed in the latter half of the 18th century, possibly as early as ca. 1760, with interior finishes renewed ca. 1840. A 1½-story gambrel-roofed brick wing, smaller and lower than the main block, was added to the east elevation in 1942, replacing an earlier frame wing. The main block retains a high degree of integrity. Also on the property is a 19th-century frame corn crib.

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General Description

The north elevation faces the present approach by a driveway off Howard's Loop in the townhouse development of Windgate, off Bestgate Road. The western portion of the house represents the historic main block, with an addition to the east constructed in 1942.

The north elevation of the original house is two bays wide, with a 4/4 window in the eastern bay and an entrance to the west. The door is mortised and pegged; carved on its deep recessed frame is "James Miller, August 23, 1821." Three broad granite steps rise to this entrance. The 4/4 window may have been relocated from the east end, possibly when a doorway was created in that wall; it appears to retain its original frame and original interior trim. Evidence in the masonry suggests that the window opening was reduced in size to accommodate the present sash. The second story has two shed dormers holding 6/6 sash with 8" X 10" panes and 1-3/8" muntins. The dormers are clad in shiplap wood siding. The roof is covered in asphalt shingles. At the northeast corner of this section, a remnant outline of an earlier wing, with a lower roof of a different pitch, is evident; this wing is shown in photographs taken prior to the construction of the 1942 sections. An interior chimney with a corbeled cap rises at the east end of this section.

The west end has a central exterior door opening; this is an unusual feature in a house of this scale, but appears to be an original masonry opening with queen closers. The extant four-panel door dates from the late 19th century. Window openings flank this entrance on either side, and two 6/6 sash are located in the half-story.

The principal facade is four bays wide and faces south. The entrance is located in the second bay from the west, with 6/6 sash in the remaining bays; all openings appear unaltered, but the present door and windows appear to date from ca. 1840, when the interior finishes were renewed. A cementitious coating partially obscures the brickwork, which is English bond above the first floor line. There is no water table, and below grade the foundation is of stone (iron pyrite). Above the windows, the uppermost courses are laid in common bond with one course of headers. The second floor dormers hold 6/6 sash with 8" X 10" panes and 1-3/8" muntins.

Below the two eastern windows is an arched entry to the basement, covered by hatch doors. The top of the arch is above ground. The basement is lighted by three window openings, one on the west and two on the south side; these have horizontal wooden bars, square in section, set diagonally.

Log joists and supports are visible in the basement; on the east wall is the brick foundation for fireplaces above.

In its material and architectural composition, the 1942 addition expresses an effort toward sympathetic design. This addition comprises two sections, with a lower gambrel-roofed portion in the center and a one-story gable at the end. On the north elevation, the gambrel-roofed section is four irregular bays wide, with a 6/6 window in the easternmost bay, a high small four-light casement lighting a powder room, another 6/6 window, and a wooden door with nine lights above two panels. Three shed dormers with nine-light casements light the half-story. The gable section comprises a garage with a metal door, and a connecting room with a pair of large 8/8 sash to the west of a door with nine lights above two panels. On the south elevation, the center portion has a shed-roofed sunroom; a large granite step leads to the central door, and large multi-paned fixed windows flank the entrance, completely filling the wall. To the west, a double casement window lights the kitchen and dining area. The upper story has three shed dormers with nine-light casements, matching those on the north elevation. An exterior chimney stack rises against the west end, flanked by small four-light casements in the upper story. A one story frame wing with a low-pitched gable roof extends to the west; a pair of large 8/8 sash is located next to a door with nine lights above two panels. There is a fireplace in this room. Adjacent to this is the double garage, built of concrete block and stuccoed. There is a six-panel door near the corner of the south wall of the garage, and a pair of double hung 6/1 windows in the east end. On the ridge of the gable roof there is a small cupola ventilator.

The interior of the main block is laid out in a hall-parlor plan; the trim dates to the ca. 1840 remodeling. At both the north and south entrances are six-panel doors framed with beaded architraves. The doors are hung on five-knuckle cast-iron butt hinges inscribed, "T. & C. Clark's Best Broad [or Brand]," an English product dating from the second quarter of the 19th century. One of the entrance doors retains a Carpenter box lock. The original flooring, chair rails and baseboards remain in both the first story rooms. The south window is ca. 1840, the west end windows are original. The stair extends across the west window in this entry room, and the blocked window has only a backband for its original trim. There is a hand-planed board door to a closet beneath the stairs, with cast-iron butt hinges. On the stairs, the newel post is of a simple plain square design, with a simple cap, and the molded handrail mortised into the newel and pegged. The balusters are plain rectangular, two per tread.

The six-raised-panel door with ovolo-on-fillet panel mold in the partition between the two rooms of the first story, and its architrave, are original. It has early cast-iron butt hinges, and a Carpenter lock which replaces an earlier latch mechanism. The connecting room, a parlor, has a small original window on the east wall and a matching one on the north wall. Two ca. 1840 windows are on the south wall. The fireplace on the east wall measures three feet high by four feet wide. It has slightly splayed jambs and an angled back, and the face is parged. The opening is framed with an outstanding late 18th century mantel, with a crossetted surround below a shelf with complex crown and bed molds and a row of dentils. The brick hearth laid in concentric rectangles with flush joints, all flush with the floor, appears original. It is supported on corbeling visible in the cellar. The fireplace surround is parged.

On the upper story of the early section, there are vertical beaded board partitions defining two unheated chambers, one of which has been converted to a bathroom, and a hallway to the east chamber. These areas are trimmed with simple chair rail molding. The short knee walls have no chair rails. The two windows in the west wall may retain original frames, but the sash and glazing have been replaced.

The east chamber is partitioned by hand-planed vertical boards which have an original chair rail and baseboard. This "best chamber" was the only one heated, possibly by an originally untrimmed fireplace. The mantel may have been added in mid-19th century, as it suggests Greek Revival details. The dormers match those in the west chamber. The 4/4 east window retains its original frame and interior trim.

The attic is accessible through a hatch in the west chamber, with original door and trim. The rafters are joined at the ridge with a pegged mortise-and-tenon joint. The wide spacing of rafters at each pair of dormers indicates the dormers to be original features, and of original width. The roof sheathing is a mixture of original materials, salvaged floor boards, and other materials.

The upper story of the 1942 addition contains a bedroom and attached bathroom. A narrow stairway runs down to the first floor entry room (this will be replaced to meet modern code requirements). In the bathroom there are two small windows on the east wall and a black-and-white tile floor.

Also on the property is a 19th century frame corncrib.

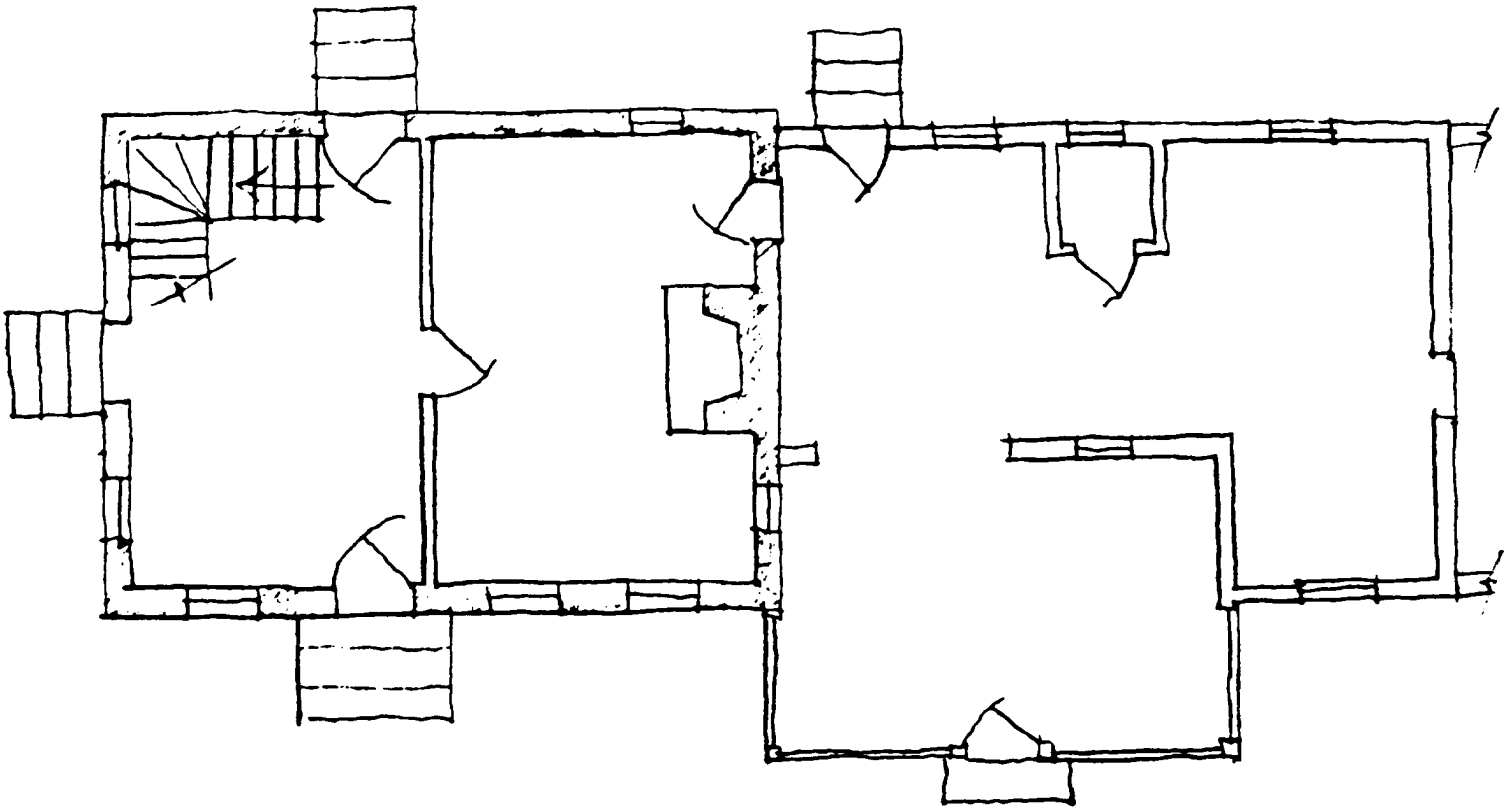
The house stood vacant and boarded for over ten years, during which

period some deterioration occurred. The contract purchasers have begun restoration, securing the building and treating it for termites and fungus. The house is protected by a preservation easement on the pre-1942 section, held by the Maryland Historical Trust (recorded among the Land Records of Anne Arundel County in Liber 4224, Folio 94).

The house is surrounded by a townhouse condominium development. The contract purchasers will acquire the house only, with the land upon which it is located converting to ownership of the condominium association. It is intended that this historic house will be the focal point atop the highest knoll, in the center of a circular street named "Howard's Loop", and a public walkway will be developed along the southern and western sides of the property.

18th C.

1942



HOWARD'S INHERITANCE
ANNE ARUNDEL CO., MD
SKETCH FLOOR PLAN

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Significance Summary

Howard's Inheritance is significant under Criterion C as an excellent, relatively unaltered example of a hall-parlor plan house, typical of 18th century vernacular domestic architecture in the Chesapeake tidewater region. Probably dating from the latter half of the 18th century, the building exhibits the characteristic arrangement of one unheated and one heated room on the first floor. Both the front and the rear entrances open into the unheated room that also includes the stair to the upper floor. Later alterations have been limited to interior finishes (much of the existing trim dates to a ca. 1840 remodeling) and later additions which have not affected the essential features of the hall-parlor house. The period of significance, ca. 1760-ca. 1840, was selected to encompass the presumed construction date and subsequent alteration, during which period the main block substantially achieved its present character.

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HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographical Organization: Western Shore

Chronological/Developmental Period(s):

Rural Agrarian Intensification, 1680-1815
Agricultural/Industrial Transition, 1815-1870

Historic Period Theme(s):
Architecture/Landscape Architecture/Community Planning

Resource Type:
Category: Building
Historic Environment: Rural
Historic Function(s) and Use(s):
DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Known Design Source:
None

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RESOURCE HISTORY AND HISTORIC CONTEXT

Howard's Inheritance is one of three 18th century gambrel-roofed hall-parlor plan houses of masonry construction surviving in Anne Arundel County. Constructed in the mid- to late 18th century, houses of this type represent dwellings built for wealthy and prominent individuals. The house stands on a tract originally comprising 449 acres, which was patented to Samuel Howard in 1699 from acreage belonging to his wife's father, James Warner. Samuel's father, Cornelius Howard, and James Warner were independent Puritans who left Virginia about 1650 because of religious persecution. The Virginia Puritans settled at Providence in Anne Arundel County, Maryland, attracted by the Catholic proprietors' tolerance for all Christian religions. Warner married Elizabeth Harris, a Quaker who had been sent from England as a representative for George Fox. In 1675, Fox had opened the first Quaker Meeting in Anne Arundel County. Catherine Warner, daughter of Elizabeth and James Warner, married Samuel Howard; thus the property, if not the house itself, can be connected to early Puritan settlers, many of whom became Quakers. Three generations of Samuel Howards owned the property until 1772, a reduced 108.5 acres by that time, but sustaining an inventory of 22 slaves, 27 head of cattle, 24 sheep, horses, hogs, beehives, and an active crop of corn, beans, cotton, hay, and flax. There was a significant apple orchard with cider mill, and a well-appointed house and kitchen.

Ownership changed in 1772 when Samuel Howard #4 sold the property to Mathias Hammond, builder of the fine Georgian mansion in Annapolis known as the Hammond-Harwood House. His heir, Philip Hammond, sold the parcel to Peter Miller in 1817, the farmer Miller holding the land another twenty years. Upon his death in 1835, the house was advertised for sale in the Maryland Gazette as "a commodious Brick and Frame Dwelling", with attendant Kitchen, Tobacco houses, Barn, granary, corn house, stable, and other outbuildings.

In a series of deeds in 1840, banker George Wells of Annapolis bought the Miller farm. He was President of Farmers Bank and a member of the Maryland House of Delegates. Wells probably was the owner who made the ca. 1840 changes to the house. Wells added tracts to the Miller land totalling 810 acres by 1877, and named it "Cove of Cork Farm".

Farmers Bank purchased the property at auction and in 1892, sold the land to George T. Melvin, President of Annapolis Banking & Trust, a rival bank. An entrepreneur, Melvin divided the land into small plots known as Melvin's Garden Farms. He also built the bridge over Weems Creek to take

advantage of the proximity of Annapolis, as well as the railroad station at Best Gate. Ahead of its time, the venture failed and Melvin defaulted on the mortgage in 1895.

In 1913, Daniel Randall bought two lots of 17.75 acres each, and immediately sold them, with buildings, to three Moss sisters. Lillie Moss resided at Howard's Inheritance and ran the farm.

The Moss sisters sold the farm in 1941 to James and Marie Doyle, who shortly resold to James I and Ellen Galloway the following year. The Galloways used the farm as their second home, and built the sympathetic addition to the early house, smaller and lower than the original block. Its varied rooflines serve to define the two periods of construction. In 1989, James Galloway III granted a preservation easement on the historic portion of the house to the Maryland Historical Trust.

Since then, ownership has passed through the hands of several development companies. The property is currently owned by Elm Street Development Corporation of McLean, Virginia, developers of the surrounding Windgate townhouse condominiums, who have entered into an agreement to sell the property to William F. and Norma M. Grovermann.

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MAJOR BIBLIOGRAPHICAL REFERENCES

Maryland Inventory of Historic Properties, Maryland Historical Trust, Crownsville, Maryland.

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GEOGRAPHICAL INFORMATION

Verbal Boundary Description: The boundaries of the nominated property, referred to as Phase 28 of Windgate Condominium, are indicated on a condominium plat prepared in March, 1996, and recorded in Plat Book E-80, Page 9, Plat Number E-4159, among the Land Records of Anne Arundel County, Maryland.

Boundary Justification: The nominated property, 0.4213 acres, represents the remnant of the parcel historically associated with the resource. It comprises the house and corn crib within a landscaped setting. Dense townhouse development is projected to surround the property on all sides.

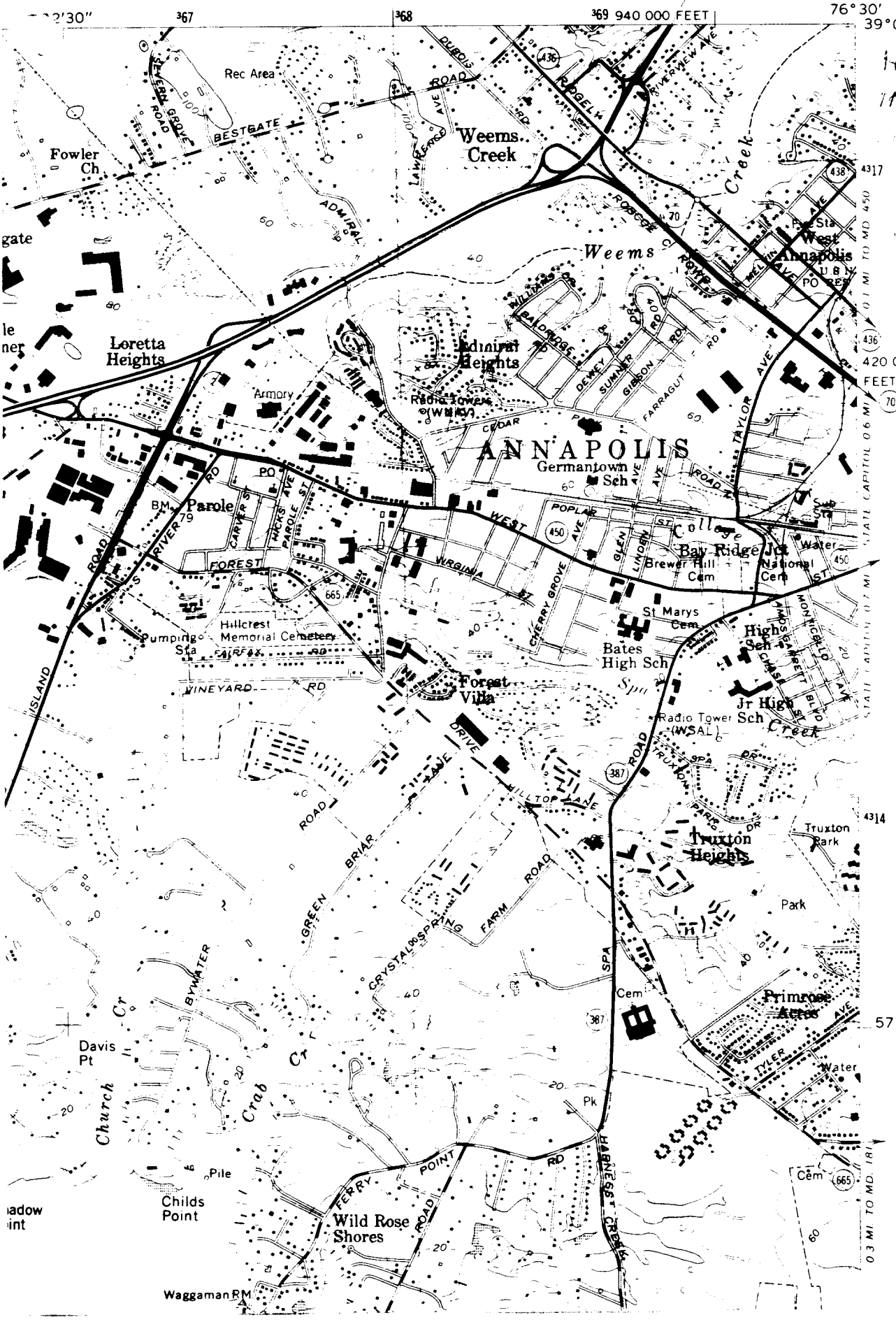
EASTON 31 MI
CHESAPEAKE BAY BRIDGE 7.5 MI

BALTIMORE 23 MI
ARNOLD 2.5 MI

SOUTH RIVER QUADRANGLE
MARYLAND—ANNE ARUNDEL CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5762 III SW
(GIBSON ISLAND)

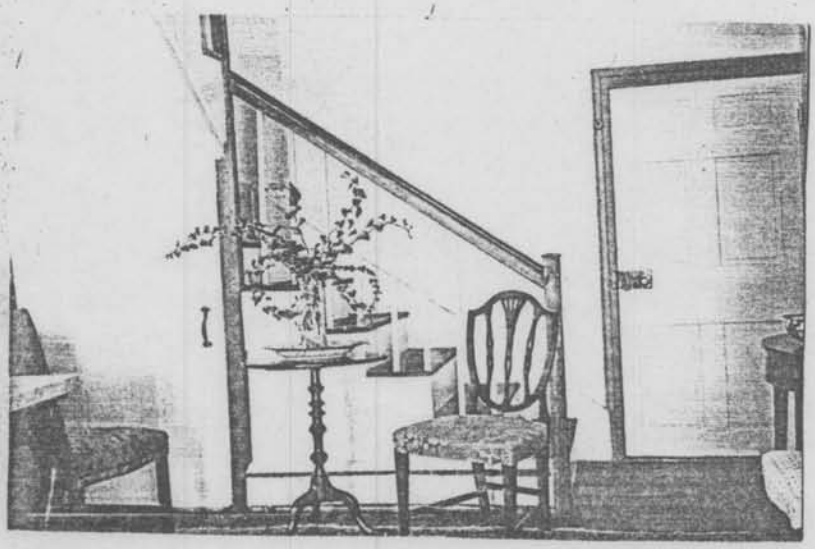
AA136
HOWARDS
INHERITANCE



AA-136

N. E. ELEV. C. 1942

S. E. ELEV. C. 1942



HALL 1960's

ORIGINAL PHOTOGRAPHS BELONG TO MRS. GALLOWAY

M.M.C. 1979

HOWARD'S INHERITANCE AA 136
721 HOWARD'S LOOP
ANNAPOLIS, MD
ANNE ARUNDEL CO., MD

4

SOUTH FACADE (WEST END AT LEFT)

NSA SC 3907-31

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

NORTH FACADE FROM EAST END

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD.

NORTH FACADE FROM WEST END. HISTORIC SECTION ON RIGHT. 1942 MIDDLE AND FAR LEFT.

LONG FENCE

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ANNE ARUNDEL CO., MD

NORTH-WEST HISTORIC SECTION

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD.

WEST END FROM SOUTH SIDE.

HOWARD'S INHERITANCE AA 136

SOUTH FACADE FROM EAST END

HOWARD'S INHERITANCE AA 136

SOUTH FACADE - HISTORIC HOUSE AND
1942 ADDITION

HOWARD'S INHERITANCE AA 136

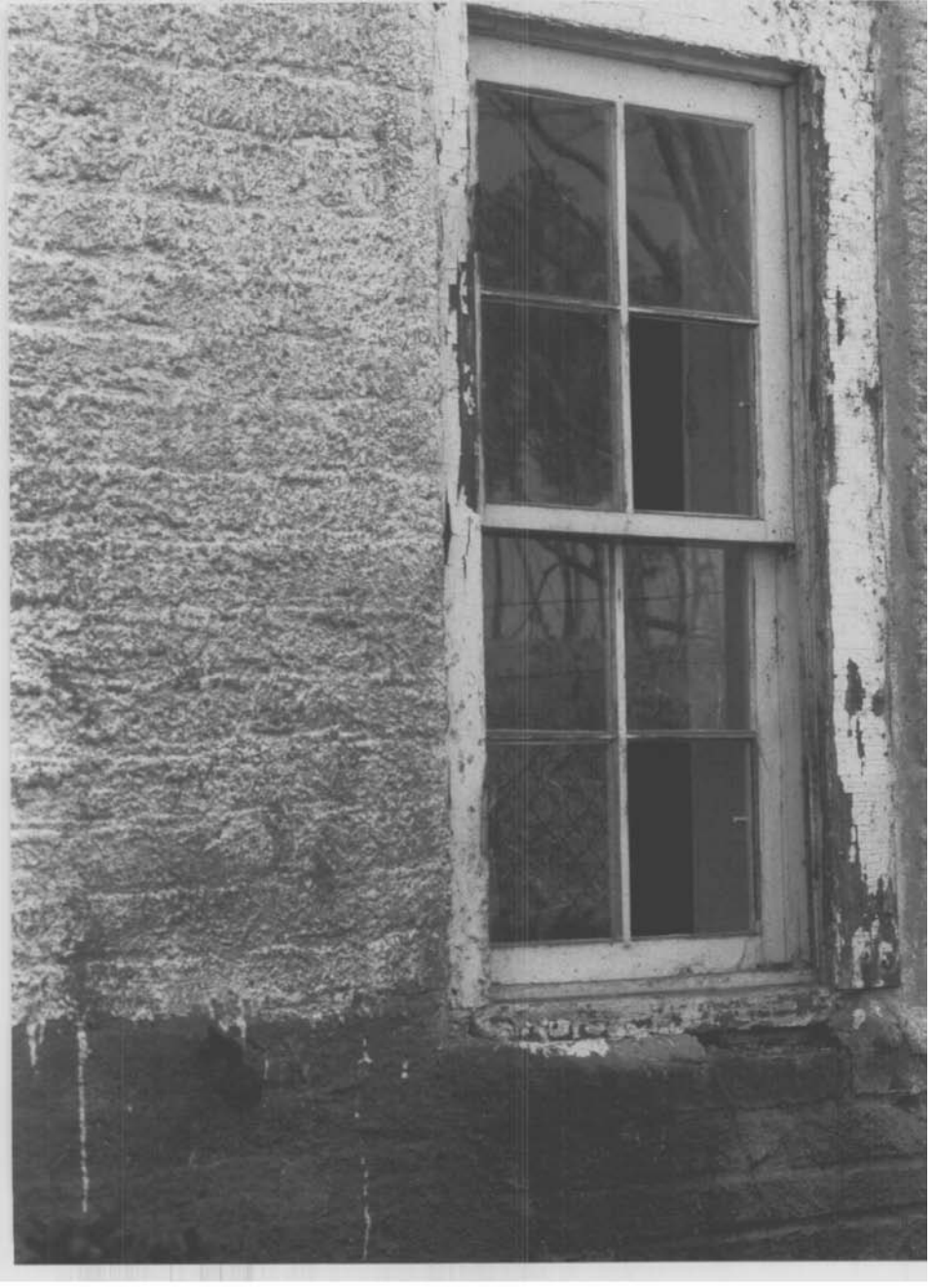
HISTORIC HOUSE - SOUTH FACADE

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

NORTH FACADE ENTRY - HISTORIC SECTION

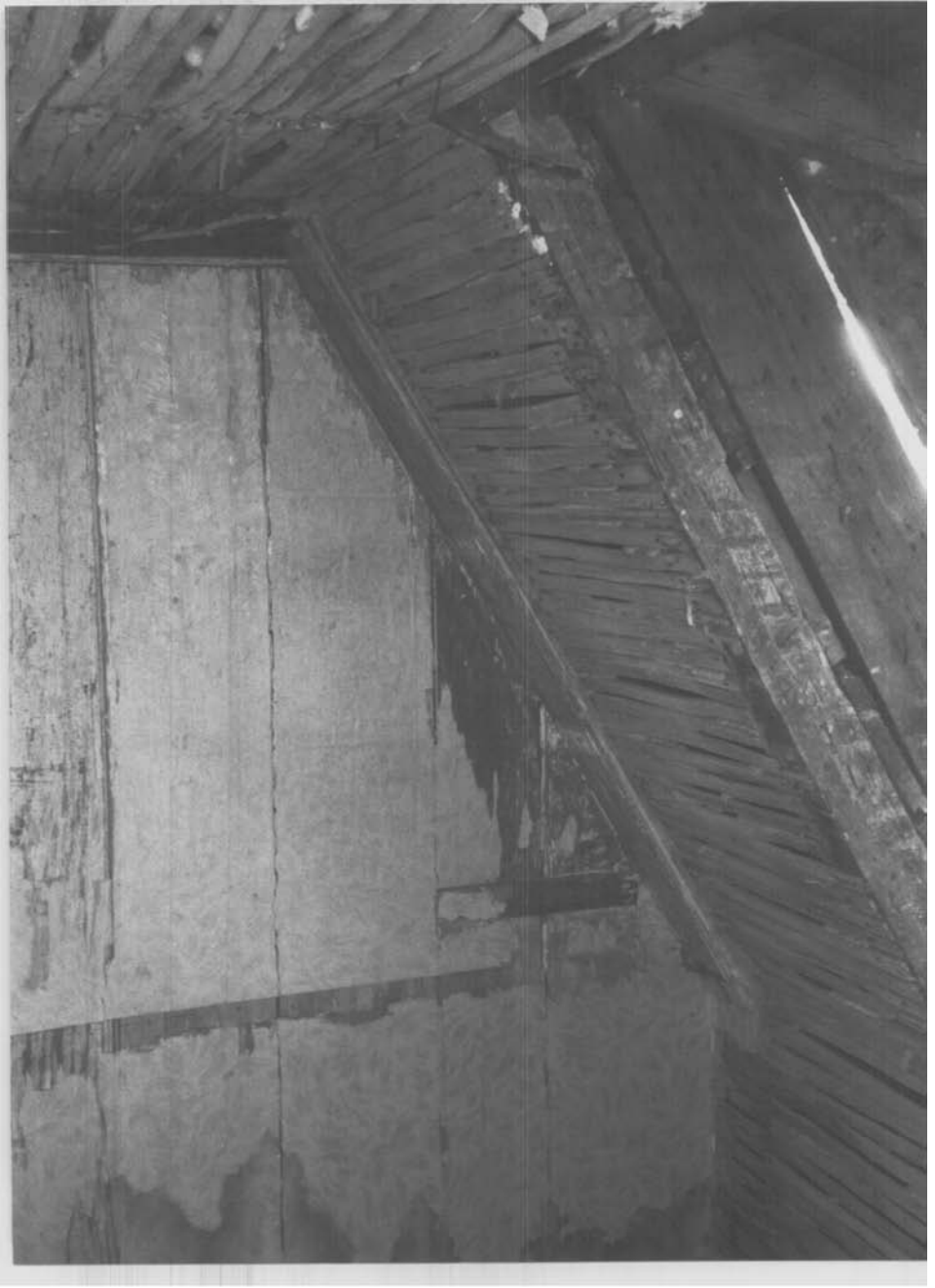
HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD.

HISTORIC SECTION EAST WALL - NOTE MARK OF PREVIOUS ROOF LINE .. PROBABLY FRAME KITCHEN WING.



HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO, MD

NORTH FACADE WINDOW - HISTORIC SECTION



HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

DORMER DETAIL

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL Co., MD

HISTORIC SECTION - 2ND STORY
DORMER. HAND-SPLIT LATHES.

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HISTORIC · 2ND STORY - LOOKING INTO ROOF RAFTERS ... NOTE PEG

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HISTORIC ENTRY ROOM - STAIRS.
WEST END WINDOW - CLOSET
UNDER STAIRS.

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

SECOND STORY BEDROOM AND FIREPLACE.

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HISTORIC - 2ND STORY BEDROOMS.

HOWARD'S INHERITANCE AA 136
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HISTORIC SECTION PARLOR FIREPLACE

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

HISTORIC PARLOR - FIREPLACE DETAIL

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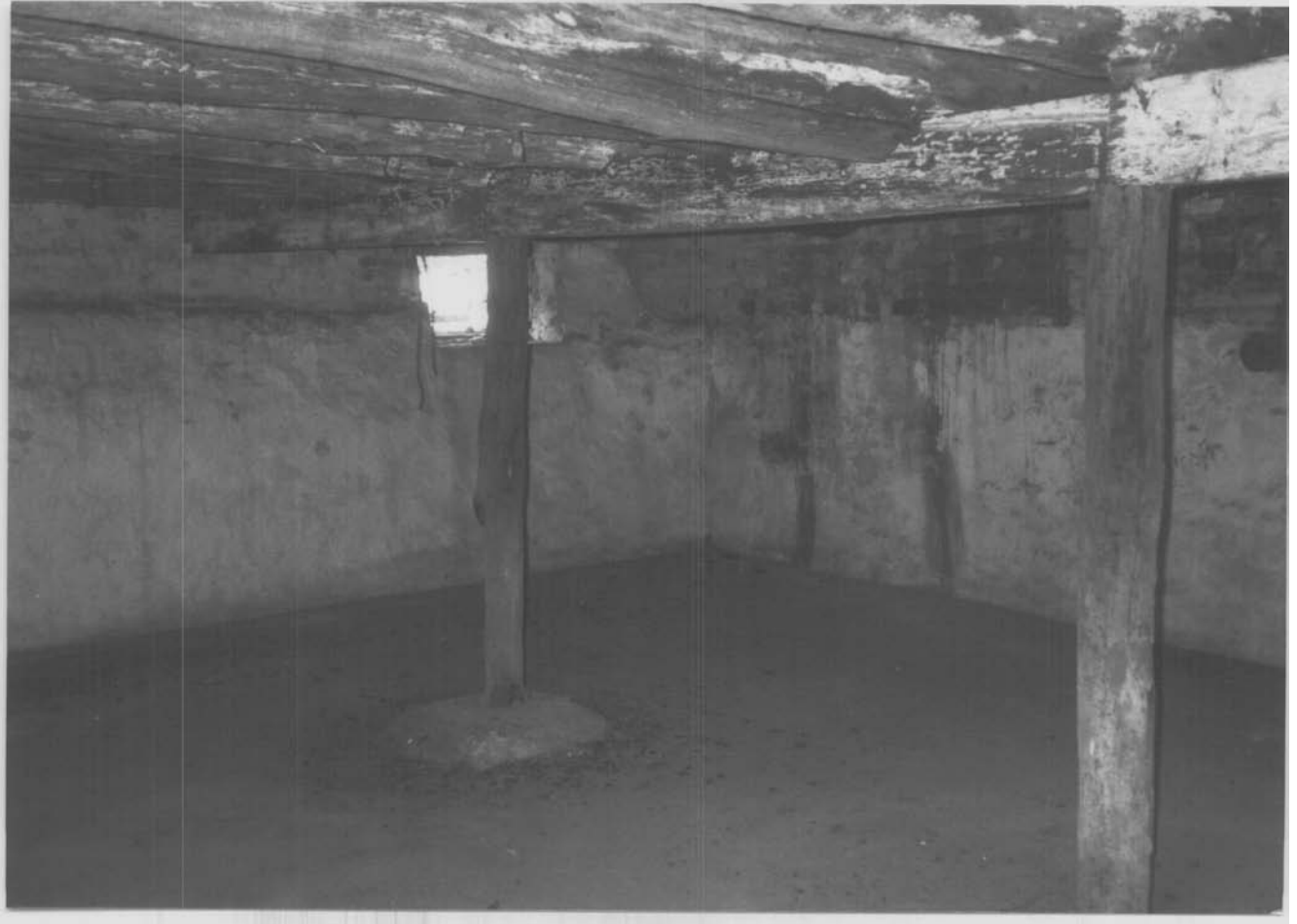
LOOKING INTO HISTORIC BASEMENT THRU ARCHED DOORWAY. NOTE LOG W/BARK BEAMS

HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

BASEMENT - EAST END CHIMNEY FOUNDATION



HOWARD'S INHERITANCE AA 136
ANNE ARUNDEL CO., MD

HISTORIC BASEMENT - ONE (OF 3) GROUND LEVEL WINDOWS

HOWARD'S INHERITANCE AA 136

CORN CRIB

HOWARD'S INHERITANCE AA 136

CORN CRIB CA 1830-40's

AA-136

AA-23-

Howard's Inheritance

South elev.

AA-23 AA-136
South front
Howard's Inheritance

AA-136

aa-23-

Howard's Inheritance

north elev.