NPS Form 10-900 (11-78)

AA-2046

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Annapolis Historic District

and/or common Annapolis Historic District

2. Location

street & number multiple downtown streets n/a not for publication

city, town Annapolis n/a vicinity of congressional district Fourth

state Maryland code 24 county Anne Arundel code 003

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	X museum
___ building(s)	___ private	___ unoccupied	X commercial	___ park
___ structure	X both	___ work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	X entertainment	X religious
___ object	___ in process	___ yes: restricted	X government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	X transportation
	X not applicable	___ no	___ military	___ other:

4. Owner of Property

name multiple public and private (more than 50 private owners)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse

street & number Church Circle

city, town Annapolis state Maryland 21401

6. Representation in Existing Surveys

title Maryland Historical Trust Historic Sites Inventory has this property been determined elegible? ___ yes X no

date 1983 ___ federal X state ___ county ___ local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

AA-2046

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date n/a
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing	
1,203	497	buildings
2	3	sites
0	0	structures
6	0	objects
1,211	500	Total

Number of previously listed National Register properties included in this nomination: 14
see Continuation Sheet No.

Original and historic functions and uses: commercial, educational, entertainment, government, military, residential, religious and transportation.

DESCRIPTION SUMMARY:

The Annapolis Historic District covers the oldest or core section of Annapolis around which the city developed and the residential areas that developed in the early twentieth century. The district is characterized by a Baroque street plan of circles and diagonal streets superimposed on a terrain that rises to the northwest from the harbor at Spa Creek. A more structured grid-iron plan exists in the western section. Standing prominently on the highest point in the city overlooking the harbor is the Maryland State House, an eighteenth century brick structure with a very large wooden polygonal dome. A primarily commercial region surrounds the harbor, extends northwest along Main Street and out West Street from Church Circle. Another primarily commercial area is along Maryland Avenue between State Circle and the middle of the block formed by Prince George and King George Streets. Governmental buildings stand near the State House, primarily to the northwest of State Circle. The St. John's College campus is located in the northwest corner of the district between College Creek and College Avenue. The remaining sections of the district are primarily residential with educational, religious, commercial, and civic (i.e. firehouses, and city offices) structures scattered throughout. The U.S. Naval Academy borders on the northeast and is not included in the Annapolis Historic District. The buildings within the district are of various types, materials, stylistic influences, proportions, and positions in the streetscapes resulting from construction or remodeling and date primarily from the seventeenth century through the first third of the twentieth century. Although the buildings are generally grouped by type and period to particular sections, the district is characterized by a mixture of types and periods in almost all sections of it. The oldest buildings, dating from the eighteenth and early-to-mid-nineteenth centuries, stand primarily to the southeast of Church Circle in an area bounded roughly by Duke of Gloucester Street to the southwest and College Avenue on the northwest. Several eighteenth century and early-to-mid-nineteenth century structures are located along West Street and scattered to the southwest of Duke of Gloucester Street. The buildings from this period are generally of brick or frame construction, classical in design and decoration, and range from large scale such as the State House and Brice House to small as seen in several houses along Duke of Gloucester and East Street. The late nineteenth century and early twentieth century period are marked primarily by development of residential areas to the southwest of Duke of Gloucester Street, to the northwest of State Circle, and along Prince George and King George Streets, and

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DESCRIPTION SUMMARY (continued)

College Avenue. The area to the northwest of State Circle was obliterated in the mid-twentieth century for construction of several large state government office buildings. The areas along the harbor, Main Street, and Maryland Avenue clearly developed into their present use during this period with the construction of commercial buildings or the extensive remodeling of existing structures for commercial use. A similar change in the type of building from residential to commercial also occurred to a lesser extent along State Circle and School Street. Stylistically, the buildings in the district range from high style formal Georgian seen in the State House and Hammond-Harwood and Brice Houses of the eighteenth century and the Colonial or Georgian Revival houses of the early twentieth century to the vernacular and plain single and double houses from various periods which probably make up the majority of the residential building stock in the district. The southwest edges of the district along Spa Creek are characterized primarily by Queen Anne, Shingle, Colonial or Georgian Revival, and Functional style houses setting on large lots with front, side, and back yards giving a garden-like setting. The areas with the older buildings also have in addition to the earlier classical influences Italianate, Queen Anne, Romanesque, Stick, Second Empire, and Functional styles evident. The commercial areas are characterized by buildings in rows abutting each other and the sidewalk and of various heights and decoration but generally shed-roofed or built to give a flat-roofed appearance. Along West Street, many of the commercial buildings are converted houses, several ~~of~~ are undistinguished low brick buildings of the mid twentieth century. The elements which are non-contributive to the significance of the district date generally from post the late 1930s and consist primarily of public and private office buildings, commercial structures in the shopping areas, and houses scattered throughout the district.

For General Description, see Continuation Sheet No. 3

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Previously Listed National Register Properties Included in this Nomination

1. Artisan's House
   43 Pinkeny Street
   Entered: 29 November 1972
2. Brice House
   42 East Street
   Entered: 10 May 1970
3. John Callahan House
   164 Conduit Street
   Entered: 2 October 1973
4. Chase-Lloyd House
   22 Maryland Avenue
   Entered: 15 April 1970
5. Colonial Annapolis Historic District
   Entered: 23 June 1965
6. Hammond-Harwood House
   19 Maryland Avenue
   Entered: 9 October 1960
7. Maryland State House
   State Circle
   Entered: 19 December 1960
8. Mt. Moriah African Methodist Episcopal Church
   84 Franklin Street
   Entered: 25 January 1973
9. Old City Hall & Engine House
   211-213 Main Street
   Entered: 29 January 1973
10. Paca House and Garden
    186 Prince George Street
    Entered: 20 February 1973
11. Patrick Creagh House
    160 Prince George Street
    Entered: 29 January 1973
12. Peggy Stewart House
    207 Hanover Street
    Entered: 7 November 1974
13. 63 West Street (The House by the Town Gates)
    Entered: 19 June 1973
14. Upton-Scott House
    4 Shipwright Street
    Entered: ~~5 June 1984~~ 1975

GENERAL DESCRIPTION:

The Annapolis Historic District includes much of the 1695 town and its planned areas of residential expansion into the twentieth century. The street plan is a dominant feature of the district, with the 1695 Baroque design of Royal Governor Sir Francis Nicholson, consisting of two public circles interconnected by a series of radiating streets carefully expanded in a related grid pattern to the west of Duke of Gloucester, and with a sweeping cul-de-sac at Munroe Court, northwest of West Street. The 1695 plan was tailored to fit the existing topography and the unparalleled waterfront, which with the exception of the raising of the elevation of State Circle, Main and other streets, and the filling of the eastern part of the town, (the present site of the U. S. Naval Academy) has changed little if at all. State Circle, the largest and highest of the two circles, is the site of the Maryland State House, an exceptional brick pile Georgian structure with a very large octagonal base dome. As originally envisioned, this structure visually (as well as figuratively) dominates the townscape. Church Circle, with the third St. Anne's Church, is slightly smaller in size, and terminates vistas from Main Street and from West Street, at one time the only land entrance to the capital. The tower of this Lombard Romanesque church and that of the Gothic Revival St. Mary's Church on lower Duke of Gloucester Street are important elements in the spatial organization of the District.

Main Street, from Church Circle to the dock area, the first block of West Street, from Church Circle to Cathedral, and the first one and one-half blocks of Maryland Avenue, starting at State Circle, are the primary retail areas of the downtown section of Annaplois, with the dock space and its primarily tourist oriented shops and restaurants also of commercial importance. Hotel and large scale maritime uses occupy the area west of the dock space along Compromise Street to the Eastport bridge, with pleasure-boats ringing virtually the entire waterfront area of the District. The area immediately north of State Circle, between Bladen and King George Streets, is totally occupied by state and county government facilities and by St. John's College, which includes a large open space to the north terminating at College Creek. The Naval Academy, itself a National Historic Landmark, not included in the District, creates the eastern edge of the District, contiguous to Hanover and King George Streets, from College Creek to the Severn River. The remainder of the Historic District is overwhelmingly residential, with the exception of offices in the second block of Franklin, county offices in the block described by Church Circle, Franklin, Cathedral and South Streets, and a church, convent and school complex at lower Duke of Gloucester Street.

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GENERAL DESCRIPTION (continued)

The predominant building height throughout the entire Historic District is 2½ stories, with significant groupings of three story structures limited to parts of Main and Prince George Streets, the state and county office buildings and St. John's College. Construction materials closely follow the pattern of settlement, predominantly brick within the 1695 plan area, almost exclusively frame elsewhere, some of which have stucco as the original siding. With the exception of Main Street, where a number of earlier structures have been altered by the addition of third floors, and the commercial parts of West Street, Maryland Avenue and the dock area, gable roofs with the ridge line parallel to the street, often with dormers, predominated in the 1695 area, with gable, hip and false mansard roofs almost equally scattered in the post-1877 residential areas west of Duke of Gloucester. Most structures located between Shaw, West, Maryland Avenue, Hanover St., the dock space and Green Street are built to the front property line or have common setbacks, and occupy the full width of the lot, creating block long solid streetscapes. Exceptions are the west part of Market, Franklin, King George and Shipwright Streets area, and lower Duke of Gloucester Street. The post-1900 section of the District west of Shaw and north of West Street, and the College Avenue frontage opposite St. John's College are typically of larger, free-standing structures with varying setbacks and side yards, yet the homogeneity of style, height, mass and bulk establishes a rhythm that creates streetscapes of a different nature but of considerable visual interest.

A description written in 1699 comments that:

> "Governor Nicholson hath done his endeavor to make a towne...There are in itt about fourty dwelling houses, of (which) seven or eight whereof can afford good lodgings and accomodations for strangers. There is also a Statehouse and a free schoole built with bricke which make a great shew amoung a parscell of wooden houses, and the foundation of a church laid, the only bricke church in Maryland."

See Continuation Sheet No. 5

GENERAL DESCRIPTION (continued)

Colonial construction (pre-1720) is limited because of the late settlement of Annapolis, but is evidenced by the medieval appearing Shiplap House (18 Pinkney) and by two greatly altered structures, the Sands House and the Governor Calvert House. Georgian styles are scattered throughout the 1695 town section of the historic district, and range from the exceptional formal large scale residences like the Ridout House and Ogle Hall, within the traditional confines of the original settlement (King George to Duke of Gloucester, St. John's College to the waterfront) and the Upton Scott House (Shipwright Street) and Acton Hall, (off Franklin), originally separate from the town, to the symmetrical, somewhat more austere brick piles like the Lloyd Dulaney, Carroll the Barrister, Bordley-Randell, Adams-Kilty and Ridout Row houses, the traditional Custom's House and Middleton and Brewer's Taverns. The smaller one and one-half story gambrel roof Georgian variant may be found scattered within the 1695 town, like 10 Francis (altered but clearly discernible from the rear), The Jonas Green House, James Brice II House, Lockerman-Tilton House, Reynolds Tavern, The Shaw House and The Charles Carroll the Settler house. Similarly located are the simpler, often frame vestiges of this period, like 183 Green Street and 170 and 179 Duke of Gloucester. Federal designs (1780's-1820's in Annapolis) are also limited to the area east of Duke of Gloucester, and include such important contributions to the architectural scene as 15 Maryland Avenue, 130 and 213 Prince George, the Paca-Carroll House at St. John's College, a number of residences on Green, Conduit and East Streets and the Victualling Warehouse and other commercial buildings along Main Street, most of which are altered. Greek Revival (1820's-1850's) while limited in number, also contribute to the visual character of the State Circle, 20 Maryland Avenue and 206 Main Street. Gothic, Villa and Lombard Romanesque (1830-1880) are limited for the most part to major public buildings (St. Anne's Church, St. Mary's Church, County Courthouse) and an excellent residence at 243 Prince George Street. Linking these earlier styles, and the first to spill over Duke of Gloucester Street are the Italianate-Bracketed and the Mansard styles (1840-1880 and 1870-1890) concentrated along Prince George, Maryland, Randall, Duke of Gloucester, Charles and Market Streets, and, of course, the vernacular constructions, the earlier versions (late 18th-mid 19th centuries) proliferating at East, Pinkney and Fleet Streets, the middle period (Post-Civil War) at King George Street. The late 19th - early 20th century types are found at Cathedral, Dean, Charles, Conduit, Market and Shipwright Streets, all west of the 1695 town but east of the Murray Hill section (Murray Hill and Southgate Avenues) platted in 1890 and fully developed by the end of World War I. Queen Anne, Shingle and Stick styles appear primarily as infill structures in the previously developed areas (College and Maryland Avenues, State Circle) or as the most important constructions in the second phase of expansion to the 1695 plan, at Conduit, Shipwright and Market Streets, west of Duke of Gloucester Street. Post-Victorian Romantic styles are found at the lower

See Continuation Sheet No. 6

GENERAL DESCRIPTION (continued)

part of Duke of Gloucester Street and at Randall Street, (Four-Square and Homestead) indicative of this land being made available at the turn of the twentieth century, but are especially concentrated in the Murray Hill-Munroe Court post-1900 areas, with the Four-Square and Homestead styles dominating the visual scene at Southgate, Murray and Franklin, and bungalows at Taney, Cheston, Southgate, Murray and Munroe. Classic and Colonial Revival, including minor varients of English cottages and Spanish and Dutch Revival may also be found at the above locations, especially at Southgate and Franklin, with examples of infills at King George and College.

The President's Hill section to the north of West Street along Munroe Court, and Madison, Jefferson, and Hill Streets is an area of primarily small scale frame moderate income houses, most devoid of aesthetic strivings, most grouped closely together, several bungalows, several double houses but also several free-standing ones, and a general feel of the first third of the twentieth century. The Murray Hill section to the south of West Street has buildings ranging from elaborate upper-income masonry and frame residences such as along Southgate Avenue to small lower income frame houses along Morris and Dean Streets.

Along West Street, the commercial buildings vary from the converted late eighteenth or early nineteenth century houses such as are found scattered in the block formed by Church Circle and Cathedral Street to large scale multi-story early twentieth century structures at the intersection of Cathedral and West Streets. Several groups of guildings along the street are simple utilitarian structures built in the mid 1930s and are reflective of the history of the area during the Great Depression when major construction projects normally found in the commercial area were limited to government office buildings.

The elements which are non-contributive to the significance of the district date generally from post the 1940s and consist primarily of public and private office buildings, commercial structures in the shopping areas, and houses scattered throughout the district although found mainly in the area to the southwest of Duke of Gloucester Street. What makes these elements non-contributive are age, design, scale, and/or historical factors. Large scale mid-to-late twentieth century office buildings stand along Bladen Street, College Avenue, Francis Street, and Franklin Street. Multi-story parking garages are located along St. John's Street and in mid-block formed by Main, Green, and Duke of Gloucester Streets. A few of the new structures line Main Street, sandwiched by older historic fabric. Some of the new buildings blend successfully into the streetscapes, such as a few of the commercial buildings along Main Street and some of the houses along Franklin Street. Other non-contributive buildings become visual intrusions such as the parking garages and huge office structures. Specific examples of these intrusions are the governmental buildings along College Avenue which, though Georgian influenced in decoration and a part of the continuum of the historic role of Annapolis as the state capital are of a scale larger than the State House which visually is a focal point because of the scale, and are set back from the street, atypical of most of the district thus giving a broad feel to the public area formed by the streets.

8. Significance

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

Specific dates 1694-late 1930s **Builder/Architect** Various (see text)

Statement of Significance (in one paragraph)

Applicable Criteria: A, C
Applicable Exceptions: none
Significance Evaluated: National, State & Local

SIGNIFICANCE SUMMARY:

The Annapolis Historic District is significant on three levels, with each level reflected by buildings which span nearly three centuries of the town's existence. On the national level, Annapolis served as the nation's capital between November 1783 and August 1784, during which time the Continental Congress, meeting in the State House, ratified the Treaty of Paris ending the Revolutionalry War and accepted the resignation of George Washington as Commander-in-Chief of the Continental Army. The State House was also the site of the Annapolis Convention in 1786, which led to the Constitutional Convention in Philadelphia one year later. Within Annapolis are the homes of Samuel Chase, Charles Carroll of Carrollton, William Paca and Thomas Stone, all four signers of the Declaration of Independence from Maryland. Unlike other important colonial capitals such as Boston and Philadelphia, the basic features of eighteenth century Annapolis, including the unique Baroque street-plan and several outstanding examples of high Georgian architecture still survive. Significance on the state level is derived from the fact that Annapolis has served since 1694 as the capital of Maryland and has therefore been the center of political activity in the state. The Maryland State House, begun in 1771 and still in use; the old Treasury Building, erected in the eighteenth century, McDowell Hall, originally begun in 1774 as the residence of the colonial governor; Government House, the home of the Governors since 1866, and the residences of people prominent in Maryland's political history still stand within the district. On the local level Annapolis is significant as the seat of Anne Arundel County as well as an important economic center of the Upper Chesapeake Bay region. Architecturally, Annapolis is tied into a significant and distinguishable unit by the buildings which represent various styles and periods of construction and which record the growth and development of Maryland's capital city from its founding to the present. The buildings associated with Annapolis' political, economic and social history, as well as the notable collection of eighteenth, nineteenth and early twentieth century residences are all concentrated within the district and are clearly distinguishable from the rest of the city.

For History and Supporting Documentation, see Continuation Sheet No. 7

HISTORY AND SUPPORT:

Introduction:

The importance of the town founded in 1694 by Governor Nicholson and its subsequent development and growth up to the Revolution was recognized in 1965 by the creation of the Colonial Annapolis Historic District, a National Historic Landmark. Within that district are the buildings associated with the meetings of the Continental Congress and the Annapolis Convention, the burning of the brig Peggy Stewart in 1774 and the colonial government in Maryland. It also contains the residences associated with people important in the political, commercial and social life of the colony, including all four signers of the Declaration of Independence from Maryland.

Nevertheless, the history of Annapolis did not stop with the end of the eighteenth century; the city continued to grow and in fact experienced several periods of significant physical expansion during the nineteenth and early twentieth centuries. As a result, Annapolis, as reflected in the district delineated in this nomination, contains one of the most complete collections of high-quality buildings from all periods and styles in the state, ranging from the Colonial and Federal periods, through the Victorian revivals to the early twentieth century. In addition, the Annapolis Historic District mirrors the growth and development of a provincial capital which remains a living, functioning city, the seat of state and county government, and the home of the Unites States Naval Academy and St. John's College. Of particular interest architectually is the high percentage of vernacular buildings in the district, reflecting the full 250 years of expansion. These buildings, while spanning a number of different styles, present a remarkably homogeneous appearance through their use of similar materials and scale, and give Annapolis its unique visual character.

The accompanying narrative details the many areas of significance accorded to Annapolis Historic District including exploration and settlement, community planning, politics and government, architecture, landscape architecture, sculpture, archeology, military, education, and commerce. While each of these categories contributes to the whole, it is perhaps architecture, as the most visually prominent, which is the most consistent element. The architectural significance of Annapolis is not limited to a single phase of development, but to the full spectrum of the 250 years that Annapolis has been in existence as a viable, functioning city of National Register significance.

History:

Annapolis was founded in 1694 as a result of a series of New Town Acts (first passed in 1668) at a site known as "Proctor's Landing" on the Severn River at Todd's (now Spa) Creek in Anne Arundel County. Settlement in Annapolis dates from 1651 when Thomas Todd, a boat builder, opened a boatyard on Spa Creek. Robert

See Continuation Sheet No. 8

HISTORY AND SUPPORT (continued)

Proctor, after whom Proctor's Landing was named, followed Todd and remained there until his death in 1695; the "town land at Proctor's" was first surveyed by Richard Beard in 1684, although nothing came of the platting of fifty acres. In 1694, this small settlement was designated by the royal Governor, Sir Francis Nicholson as the "Chief Place and Seat of Justice within the Province for holding of Assembleys and Provinciale Courts" (Archives of Maryland, Vol. 38; pp. 23-25). With this act, Nicholson moved the Capital of Maryland from St. Mary's City, replaced Londontowne as the county seat and ordered the resurvey by Beard of the town. Known briefly as Arundeltown, the town was renamed Annapolis in honor of Queen Anne of England.

Annapolis owes much of its unique character to the distinctive and original Baroque town plan devised by Nicholson. This plan, based on two related public circles linked by radiating streets, still dominates the physical structure and appearance of Annapolis, and was a determining element in the subsequent evolution of the town.

The derivation of Nicholson's plan has never been determined but it is undoubtedly related to the elaborate Baroque cities designed throughout Europe in the seventeenth century. As in Europe, great symbolic importance was attached to the buildings placed in the center of the circles at the junction of several radiating streets: the Statehouse, seat of legislative authority on State Circle, and St. Anne's Episcopal Church, the seat of the Established Church of England at Church Circle. Laid out by Beard in his 1695 survey according to Nicholson's instructions, the plan took advantage of the existing topography while taking into account the location of pre-existing structures. The circles were located at the highest and most impressive sites, overlooking the entire town, while such streets as North and West, and the curious lot layout of areas like East Street are obvious results of the plan being superimposed on an existing settlement. State Circle, then called Public Circle, was intended to be 528 feet in diameter, with Church Circle designed as 340 feet. Both circles have been slightly diminished in size and are eliptical rather than round, but both retain their commanding positions. Church Street (now Main Street) was the major linkage to the dock and was predestined to become the commercial spine of the town.

Annapolis was surveyed two more times, in 1708 after receiving a charter from Queen Anne and in 1718, when James Stoddert provided a plan for the selling off of city lots. It is important to recognize that not all the lots made available in this survey, especially those west of Duke of Gloucester Street, and certainly not at the sizes initially laid out by Stoddert, were purchased and developed. In fact, much of the area to the northwest and western edges of 1718 survey were not developed until after the Civil War.

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HISTORY AND SUPPORT (continued)

In the years between these two surveys, most of the original property owners had disposed of their in-town holdings, some to local merchants and importers, who assembled large tracts of land in various parts of the city. Notable among these early investors in land were Charles Carroll (known as Charles Carroll, "the Settler" to distinguish him from later and more famous Charles Carrolls), a Catholic who came to the colony in 1689 expecting to be attorney general, and Amos Garrett, a highly successful merchant born in London, who came to Maryland in 1699. He was the first to invest in the town on a speculative basis, acquiring lots as they became available and leasing them for profit. William Bladen and Thomas Bordley, both lawyers, were also among the important developers prior to 1710. These four investors owned more than half of the city by 1725.

The number of artisans and craftsmen grew between 1710 and 1720; their holdings established commercial areas that persist today on parts of Maryland Avenue, West Street, and Church Street (now Main Street). By 1725, however, it became highly unusual for a lesser merchant or retailer to own land. Commercial land developed under a lease hold system, With Garrett the prime owner, a system that dominated commercial development until the 1780s. Residential land was likewise controlled by the planting gentry or important merchants who by 1740 owned 70% of the town land.

This pattern of residential ownership persisted long after the Revolution and limited the physical growth of Annapolis even into the 1870s. Very little development occurred in such areas as Prince George and King George Streets in the east part of the city where the great houses and gardens were sited, or along Conduit and Charles Streets in the west part, which were developed only gradually.

Today, such Georgian residences as the Hammond-Harwood, Paca, Chase-Lloyd, Ogle, Bordley-Randall and Brice Houses stand amidst urban surroundings. Up until the end of the nineteenth century, however, they all commanded extensive gardens and wooded lots. Many of the gardens were elaborately terraced; at the Carroll Mansion, these gardens still extend all the way to Spa Creek. The entire block between Maryland Avenue and East Street and from Prince George to King George Street was occupied by just three of these properties: the original Brice, Paca and Hammond lands. Even in the 1870s, the property of Alexander Randall, a former Attorney General of Maryland who lived in the eighteenth century Bordley-Randall house, occupied the entire block between Prince George Street and State Circle. Today, only the gardens to the rear of the Ridout and Paca houses give an indication of the way in which significant amounts of open space were once an integral part of the Annapolis townscape.

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HISTORY AND SUPPORT (continued)

To the west, Annapolis was similarly hemmed in by large houses from the colonial period and cultivated agricultural property on both sides of lower Duke of Gloucester Street, and extending along much of the waterfront, was the property originally owned by Charles Carroll of Carrollton and sold by his descendents to St. Mary's Catholic Church. Surrounding the church complex, which dates from the 1850s and the eighteenth century Carroll and Upton-Scott houses was land which for many years was used as a vineyard.

To the north of this property and to the west of Duke of Gloucester Street, the land was still largely undeveloped into the late nineteenth century, with the largest concentration of houses being on Market Street, one of the original streets laid out in the 1696 plan. Most of what is known today as West Annapolis and the present Murray Hill neighborhood was farmland which in the 1870s was owned by James Murray, former paymaster of the U. S. Navy who resided at Acton Hall, which when built in the 1700s was not even considered as lying within the confines of the city.

The degree to which the original confines of Nicholson's plan persisted in Annapolis is shown on Gray's New Map of Annapolis which dates from 1877. Population in 1877 was concentrated, as it had been during colonial times, along the streets radiating south and east of Church and State Circles. Duke of Gloucester, Main, Cornhill, Pinkney and Fleet Streets, as well as College and Maryland Avenues. In contrast to the stricter definition of commercial and residential areas which prevails today, businesses were freely interspersed with houses and store owners often lived in apartments above or to the rear of their first floor shops.

The Stoddert survey of 1718 shows a site set aside for a market place at Duke of Gloucester Street (called South East Street at that time) and Market Street, but it appears that no market was ever constructed here. A second feature of the Nicholson plan as recorded by Stoddert was Bloomsbury Square, a residential area northeast of Church Circle that consisted of 12 lots arranged around a large open space. The lots were set aside for artisans, but records indicate that most artisans settled in the western block of Maryland Avenue and along West Street. Cornhill Street, running from State Circle through Governor Nicholson's garden to the dock, was constructed in 1720. Green Street between Duke of Gloucester Street and lower Main Street and the dock, was cut through in 1752. With these two important exceptions, there were only minor alterations to Nicholson's plan until well into the 19th century. Three streets Dean, Doctor and Temple, are identified by Stoddert, running from Church Circle to Cathedral Street. By 1781, only Doctor Street, renamed Franklin, remained. Other streets mentioned in 18th century records, but not mapped until the 19th century, are Fleet, between East Street and the dock, and Randall, between the dock and Prince George Street. Pinkney Street (then Carroll's Alley), an early site of numerous residences and business establishments, was laid out in 1853.

See Continuation Sheet No. 11

HISTORY AND SUPPORT (continued)

The selection of Annapolis as the seat of the county and colonial governments was critical to the settlement of the town and its subsequent growth. Along with the street plan, it was the most important determinant of the visual form and appearance of Annapolis. Nowhere is this significance more apparent than in the number of public buildings that were constructed to house various governmental activities from the colonial period to the present. The first of many such structures was the "Courthouse" built on State Circle between 1696-1698. Dominating the scene, visually as well as a symbol of the town's role in the colony, the structure stood until it was destroyed by fire in 1704, to be replaced by a new building partially constructed on the ruins of the first in 1707. Called the Stadthouse, it remained in use until 1770-1772. These first two buildings also housed the offices of Anne Arundel County and the office of the city clerk. The third state house, which is in use today and is a National Historic Landmark, was started in 1772 and occupied for the first time in 1779 when the legislature met in the yet unfinished structure; it has met here continuously since that time. The State House was expanded in 1858 and again between 1886 and 1890, and was more than doubled in size by the construction of the north section in 1902-1906.

A number of other public buildings were constructed on State Circle during the eighteenth century although only the Treasury, built between 1735 and 1737 remains in situ. Other standing structures that reflect the significant role of government in the Annapolis Historic District, are the first governor's mansion, "Bladen's Folly," begun in 1742 and completed as McDowell Hall for St. John's College between 1786 and 1792; the present mansion, built in the Second Empire style between 1868 and 1869 and altered to its present Georgian Revival form in 1936; and the Hall of Records, designed by the architect Lawrence Hall Fowler in 1934. The James Office Building, constructed in 1935, contributes to the district primarily through the finely-proportioned Georgian Revival facade which it presents to College Avenue, representing the best example of this style as applied to a government building within the city. A number of later State office buildings stand within the district and although out of scale with the rest of the district, are a least compatible in terms of style and materials used.

The present Anne Arundel County Courthouse was built on Church Circle in 1821, altered in 1892 when the present cupola and facade were added, and again in 1925. The present City Hall on Duke of Gloucester Street, although largely nineteenth century in appearance, incorporates much of the eighteenth century "Assembly Hall" originally built for public functions.

Annapolis was the scene of much political activity during the Revolutionary War period and immediately thereafter. The most important political event up until that time was the burning of the Peggy Stewart, a brig partly owned by Anthony Stewart who resided at 207 Hanover Street, a National Historic Landmark and known since then as the "Peggy Stewart" House. Contrary to non-importation

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HISTORY AND SUPPORT (continued)

agreements, Stewart had paid the tax on 17 chests of tea prior to the arrival of the ship at Annapolis on October 14, 1774. Under extreme duress, he lighted the fire that burned the ship and its cargo in the harbor five days later.

The Continental Congress met at the new State House between November 1783 and August 1784, during which period George Washington resigned his commission as commander-in-chief. The Congress ratified the Treaty of Paris here on January 14, 1784, officially ending the war with England, and delegates from five states met in September, 1786, to amend the Articles of Confederation, prior to the convening of the Constitutional Convention in Philadelphia. The four Maryland signers of the Delcaration of Independence, Charles Carroll of Carrollton, William Paca, Samuel Chase and Thomas Stone, all owned homes in Annapolis which still stand and have been designated as National Historic Landmarks.

During the Revolution, Annapolis was the administrative center of Maryland's war effort and because of its accessible port, warehousing facilities and ship Chandleries, were used extensively to provision the colonial armies. A Continental Army hospital was on the grounds of the State House. The most significant military event began with the construction of a small battery and earthworks at what was called Wind Mill Point (now the southeast corner of the Naval Academy) in response to a fear of invasion by British forces during and after the Revolution.

Since 1695, Annapolis has served continuously as a major center for the distribution and exchange of goods and services in the upper Chesapeake Bay. As early as 1700, a mercantile community had established itself in the city, linking London merchants with local and regional markets. The major jerchants, like Amos Garrett, the first mayor of Annapolis, controlled both the wholesaling and retailing of goods and invested heavily in local commerce and industry.

From 1708 until the Revolutionary War, tanning and shipbuilding were the principal local industries, situated on the creeks and sheltered coves that make up the peninsula on which Annapolis lies. Both industries caused the establishment of prosperous ancillary trades - currying and shoemaking, blockmaking, ropemaking and sailmaking. By 1745 Annapolis was considered the chief port of the upper Chesapeake Bay, renowned for the quality of its ship chandlery, which was sold by craftsmen and shopkeepers near the dock.

Because the large and elaborate Georgian town-houses are so well known, the working-class nature of colonial Annapolis is often overlooked. Although the docks and warehouses are long gone, several buildings remain within the district which are directly connected with the commercial life of the city during the eighteenth century. Middleton's Tavern on Market Square, Reynold's Tavern on Church Circle, and the much altered Brewer's Tavern and Sign of the

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HISTORY AND SUPPORT (continued)

Indian King" (Donaldson-Stewart House) once housed the traders and merchants, who brought their products to be shipped to London. Mann's Tavern, on Conduit Street was originally built for the merchant and lawyer Daniel Dulaney, but when he fled to England during the Revolution, his house was seized and soon thereafter opened as a tavern; it was here that General Washington stayed the night before resigning his commission at the State House. Eighteenth century commercial structures of importance which still stand include the Customs House (c.1770); the Factors Houses at Market Space, greatly altered (1771), and numerous smaller-scale warehouses and shops along Main Street that have been altered but for the most part retain their original form, especially when viewed from the rear.

The years from 1763-1776 are called the "Golden Age" of Annapolis, a time when services multiplied, imports increased both in quantity and quality, and social and intellectual life fostered diversity in craft and industrial activity. Drawn to the city were goldsmiths, silversmiths, hatters, mantua makers, cabinetmakers, upholsterers, chaisemakers, artists, architects and others sure of finding clients among the wealthy city residents who lived in homes like the William Paca House, Hammon-Harwood House, Chase-Lloyd House, Upton-Scott House, Brice House and Peggy Stewart House, all now National Historic Landmarks.

Legislators, provincial officials and planters made up a large and stable element of the population and this affluent and well educated group created a market for imports of all kinds as well as domestic arts, which reached a high degree of quality during this period. The painter Gustavus Herselius worked in Annapolis; his subjects included Thomas Bordley and the wife of Charles Carroll, "the Settler." Charles Wilson Peale was born in Annapolis and painted such important residents as the architect William Buckland, the Edward Lloyd family, Mrs. Samuel Chase and her daughters, and Sarah and Mary Callahan. John Shaw, a cabinet maker, who lived at 21 State Circle, was perhaps the most important craftsman from the colonial period in Maryland and executed commissions for both the government and private citizens.

By 1770 Annapolis was perhaps the most sophisticated city of its size in the colonies. Social and intellectual life was at its peak and crafts and trades of all types were practiced in the town. Social clubs had been a part of city life since 1720, but by 1770 had greatly multiplied, meeting at the famous Coffe House (now demolished) or at Mann's Tavern. Racing and horse breeding were a passion with the wealthy and a racetrack at the edge of the city drew visitors each October. While in the city these visitors joined residents at the theatre and at balls and assemblies that were as current in their display of fashions as were such events in London.

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HISTORY AND SUPPORT (Continued)

The Revolutionary War effort, in which Annapolis served as a distribution center, sustained industries such as tanning and shipbuilding, while depressing trade in imports and the production of luxury goods. 77-79 Main Street is a typical example of the type of warehouse used by the State during the War for the storage of food, shoes, clothing and munitions. The social and political scene with its wealth and high consumption of luxury goods came to an end and Annapolis moved, after a period of recession in the 1790s, into a different type of economy where retailing and service trades dominated the market.

The post-Revolutionary period marked the beginning of the city's commercial decline. Baltimore, which had been little more than a village during the economic golden years of Annapolis, grew during this period to become the commercial center of the state as well as its more or less de facto capital. The rise of Baltimore occurred largely at the expense of Annapolis, with much of the international shipping trade unloading at the larger deep water harbor in Baltimore. Annapolis was in an economic as well as cultural and social decline during this period, and functioned chiefly as a market center for the surrounding agricultural countryside, as well as a site of slave auctions. Two of the institutions which were to have a great impact on the future expansion of the town, the Naval Academy and the State government, remained in Annapolis, despite repeated attempts to locate them elsewhere.

One of the more important social changes to result from the Revolution was the disestablishment of the Anglican Church in Maryland. While Maryland enjoys a reputation of early religious toleration and was initially the colony of a Roman Catholic proprietor, the Anglican Church was the only church supported by the provincial government through both taxation and the recruitment and induction of clergy. St. Anne's Parish (or Middleneck Parish), created in 1692, served the area situated roughly between the South and Severn Rivers, with its seat in Annapolis. A church was first built in the late 1690s; the present building, constructed in 1858, is the third on the site. Until well into the 19th century the Episcopal Church was the dominant religious body in the city with its vestry and church wardens drawn from the influential and/or prosperous residents. In 1878, a school and mission chapel was built by the parish and located at the corner of Prince George and East Streets. Abandoned about 1910, the building subsequently housed a Jewish synagogue and a Methodist church before being purchased by the Chesapeake Bay Foundation.

Roman Catholics had always lived in Annapolis, disenfranchised during the colonial period and worshiping privately. The most priminent among them were the Carrolls, a very wealthy family with mercantile, planting and commercial interests in Anne Arundel and Baltimore Counties. Charles Carroll of Carrollton (1737-1832) endowed the first Catholic church in Annapolis, built about 1830. The present St. Mary's Church was erected in 1858 and stands on the former Carroll property on lower Duke of Gloucester Street.

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HISTORY AND SUPPORT (Continued)

The 19th century has been called Annapolis' "the Years Between", for it was a period distinctly different from the glittering 18th century and the rapid physical and economic growth of the 20th century. This was an era in which there was no great wealth in Annapolis, but neither was there much poverty. The growth rate was stable, the economy self-contained and social interrelationships strong and broadly based. By 1820 the town's residents were made up of state and county office holders, professionals, shopkeepers and a small number of tradesmen in the service industries.

Economic activity, as it had been during the colonial era, was still centered along the waterfront, which, until the incursion of the Naval Academy in the 1890s and the filling in of the dock area was much more extensive in the 19th century than it is today. By the 1870s, however, the nature of the shipping trade had changed drastically since the era of greatest commercial activity in the late 18th century. Whereas colonial Annapolis had been an international port, playing host to vessels calling from London and other English cities and presiding as the leading economic center of the Chesapeake, the Annapolis of the 19th century was the economic center for a much more limited area of the Bay and surrounding countryside.

The abolition of slavery and the disruption of agriculture during the Civil War were severe blows to the City's commercial activity. Partly because of the town's pro-Southern sympathies, the Naval Academy was relocated to Newport during the war, a move, which if it had been made permanent would have accelerated the decline of Annapolis. The town was put under a vertual state of occupation during the war and thousands of northern troops were landed and moved through Annapolis. A railroad line was built from the Naval Academy to the Annapolis and Elkridge Railroad,[1] and for a few years Annapolis enjoyed prosperity as a military rendesvous. An article in the Maryland Gazette in 1865 stated that Annapolis was "exhibiting a spirit of improvement... (with) nearly forty houses...being erected and several undergoing useful and handsome improvement."[2]

Despite this minor building boom, Annapolis in the 1870s still retained much of its 18th century scale and appearance. The townscape was dominated, as it is today, by the impressive residences and civic buildings of the 18th century. The U.S. Naval Academy, which was housed in a group of unprepossessing buildings, as yet impinged little on the visual unity of the town. With the exception of the Victorian style Governor's Mansion, no large civic buildings had been constructed since the erection of the Anne Arundel County Courthouse in 1825. State Circle, which would have been the logical location for state and county offices, was instead characterized by small stores and rooming houses which only came to life during the biennial meetings of the legislature. Economic stagnation and an inherent conservatism had ensured the preservation of most of the colonial and Federal era architecture in what was known even then as the "ancient city."

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HISTORY AND SUPPORT (Continued)

Although it served as the capital for the state, Annapolis still fit comfortably within the street plan designed by the colonial governor nearly two centuries before. The ambitious Bloomsbury Square plan to the north of the State House was never realized, and there were no streets north of College Avenue. Annapolis was ringed by either water or farmland on all sides, with residential and commercial expansion occurring chiefly whenever a sizable amount of this farm land was sold off. Neither State Circle nor Church Circle was paved; nor were any of the other streets in the city. With the exception of a glassworks which was established in Eastport in 1888, Annapolis never developed factories or industries, nor even a very substantial warehouse district.

During the last half of the 19th century the principal industry in Annapolis was the packing and marketing of seafood, particularly oysters. A map of Annapolis from 1878 shows no fewer than thirteen oyster and crab packing houses along the waterfront.[3] Oyster catchers numbered only sixty in 1860;[4] by 1884 Clark's Packing House alone employed one hundred catchers on sixty-seven boats.[5] The C.W. Martin Company, established in 1871 claimed to pack thousands of bushels weekly.[6] It was thus with some accuracy that one author wrote: "The oyster packing establishments bring considerable money into the city, which with the home trade in oysters redeems the mercantile business form annihilation."[7]

Also present at the city docks were a number of planing and gristmills, among them the large Tunis Mills from Talbot County, dairies, icehouses, coal storage bins, the Basil Company lumber yards and several marine supply stores. The wharf at the at the foot of Prince George Street also served as the embarkation point for the many passenger steamers which arrived from Baltimore for the Eastern Shore and southern Anne Arundel County. Clustered around the harbor area along Fleet, Pinkney, Cornhill, Green and the now demolished Governor and Bridge Streets were the tenement homes of watermen, mostly Blacks. Some of these houses still stand and are virtually the only buildings connected with the seafood trade remaining in Annapolis today.

Blacks as a whole did not live in the same areas as white residents of the city. Before the Civil War free blacks outnumbered slaves in Annapolis and worked as domestic servants, small tradesmen or manual laborers.[8] The burgeoning seafood trade employed a large number of blacks and spurred the building of cheap tenements in the East Street and Hanover Street areas. Large concentrations of black residences were also found on the north side of West Street on Calvert, Clay, Manument and Washington Streets and this area has remained largely black. Segregated schools for blacks were built on Washington and Chestnut (Newman) Streets and churches on Market and Franklin Street, the latter still standing.

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HISTORY AND SUPPORT (Continued)

While the fishing and seafood industry brought economic well being to Annapolis and employment to a good number of its citizens, it never encouraged the prosperity and concentration of wealth which the tobacco and slave trades had done. There was no equivalent to the wealth which had spurred the building of the great mansions of the Colonial era. Even as a seafood center, Annapolis, while important, never attained the priminence which Baltimore, Cambridge, Norfolk, and Cristfield enjoyed during the 19th and early 20th centuries. As a consequence Annapolis, with its small but productive seafood industry, service and retail establishments and railroad yards, emerged during the 19th century as a decidedly working class community. When Annapolis first began to expand beyond its 18th century limits in the 1870s and 1880s, the majority of housing built was for this segment of the population and consisted of modest but attractive frame houses, built close together and standing directly on the sidewalk.

Another important but rapidly expanding area of commercial activity was centered at Washington and West Streets, near the depot and yards of the Annapolis and Elkridge Railroad, which arrived in the city in the 1840s. West Street, until the 1970s the only land approach to the city, once contained a high concentration of hotels, livery stables and, later, garages. The location of the A,B & T railroad depot on Bladen Street in 1887 further stimulated this area economically and encouraged the construction of whole blocks of tenement houses. This area of West Annapolis was therefore the first to develop along different historical and economic lines from the older harbor area. Construction of state offices and parking facilities in the 1970s all but obliterated this once economically lively area of Annapolis.

The physical expansion of Annapolis was therefore closely tied to the growth of the seafood industry and the proliferation of retail and service establishments catering to the Naval Academy and state government. With this stable economic base, the city experienced a slow but steady population growth which put pressure on the static confines of its residential areas; the population in 1880 was double that of 1845 when the Naval Academy was established and had reached 10,000 by the turn of the 20th century.

The degree to which the city's population had expanded was obvious any time a large undeveloped section of property was sold off for residential lots. The first of these was part of the old Carroll property which was platted west of Duke of Gloucester Street and south of Franklin Street in 1877. By 1885, Charles Street, which had once contained only two houses, now contained thirty one.[9] The half of the street west of Cathedral Street contained houses markedly more working class in character than the east half and were constructed during a three month period in the 1880s. Conduit Street, which once only extended west to Duke of Gloucester Street, was run west to Spa Creek and connected to Charles Street by a newly lengthened Cathedral Street. (Union Street, connecting Conduit and Market Streets was put through in 1890). Many of the nearly twenty houses built on Conduit Street by 1885 were erected in pairs by builders who would live in one and rent or sell the other. For this reason, one member of the pair often boasted more elaborate exterior decoration than the other.

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HISTORY AND SUPPORT (Continued)

With the exception of the large and expensive Queen Anne style house built by Navy bandmaster Charles Zimmerman at 138 Conduit Street, the houses on this street were modest but comfortable frame houses which, despite differences in the cornice and roof designs, presented a remarkable uniformity of scale and height, giving this street a distinctly urban character. The nearly forty houses constructed on lower Market, Charles, South and Cathedral Streets by 1885, the latter group built by the contractor Charles Fiesler in the late 1870s,[10] are noticeably smaller and have fewer architectural pretensions, indicating the working class nature of their first occupants. The foot of both Market and Conduit Streets, which presented difficult grading problems because of the steep slope of the land, were developed slightly later, shortly after the turn of the 20th century, although a slaughterhouse existed at the foot of Conduit Street for many years. With this one exception, this newly developed area of Annapolis was entirely residential, serving as a contrast to the mixed-use nature of the older downtown. By 1897 only the south part of Shipwright Street and the future Revell Street were not developed.

The years between 1895 and 1910 witnessed a determined effort on the part of Annapolis to shake off its image as the "ancient city" and to bring its municipal services and amenities into the 20th century. An editorial in the Evening Capital on April 21, 1896 claimed that "with the exception of Hagerstown, no town in the state has grown more within the last two decades and assumed the garb of modern life in all the appliances in municipal needs and civic comfort than Annapolis."[11] It praised the "new" Annapolis where several blocks were being covered with "neat and often elegant modern houses" and where "desirable locations within the city proper are becoming scarce." It continued that "a marked tendency to become a place of retirement and residence for naval officers and others is shown in the many tasteful cottages and modern colonial homes recently constructed."[12]

Beginning in the 1890s the economic focus of the town shifted westward, away from the harbor area. West Street grew rapidly during this period. As before, it was a center of the livery, blacksmithing and hotel trade, but experienced a great deal of residential growth as well. Residential development in West Annapolis was not "planned", in the sense that the construction of houses was not under the auspices of a particular architect or group of architects. Rather, a local architect or contractor would build between one and five houses on residential lots as they were sold off for development. James Stehle was one of the more prolific of these contractors and built several small groups of frame houses along West Street in the early years of the 20th century.[13]

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HISTORY AND SUPPORT (Continued)

To meet the needs of these expanding "suburban" areas, as well as the rest of the city, most of the streets in Annapolis were paved, gas and telephone lines installed, a public park laid out at the foot of Duke of Gloucester Street, an iron bridge erected between Annapolis and Eastport, a new Post Office and Customs House erected on Church Circle, a hospital built on Franklin Street and an interurban trolley from Washington and Baltimore run through the business section of town. The inauguration of interurban service in 1908 marked the beginning of the town's emergence as a commuter satellite of Baltimore and Washington, although commuters never made up a significant segment of the population until after World War II.

Much of the impetus for this growth and expansion in Annapolis came from the enormous building program undertaken by the U.S. Navy at the Naval Academy. Construction at the Academy cost nearly twelve million dollars[14] and entailed the razing of virtually all of the older standing structures, as well as several blocks of tenements in Annapolis. Hanover Street was blocked off just east of its intersection with Maryland Avenue, making the harborfront east of King George Street government property and unavailable for commercial use. The extension and filling in of this land was the culmination of a continual change during the 19th century in the physical outline of the Annapolis harborfront, with erosion and the construction of poorly sited wharves contributing heavily to the disintegration of the once extensive harbor.

The massive building program at the Academy affected the economic character of Annapolis as well as its physical appearance. Building supplies and material were shipped via boat and rail and added to the economic activity of the dock and railroad yards. Construction at the Academy also provided jobs for hundreds of unskilled workers, many of them new to the Annapolis workforce, and stimulated construction of new housing.

Growth in East Annapolis, most of it predating the expansion of the Academy, was tied to the gradual selling off of the old town properties of colonial planters. The houses built on these properties and between existing residences along Prince George, College, Maryland, King George and Hanover Streets included several sophisticated examples of the Queen Anne, Italianate, Shingle and Colonial Revival styles, indicating a different social class of occupants from that which occupied the earlier developments west of Duke of Gloucester Street. Building records and contemporary newspaper accounts reveal that some of the occupants of these new houses included the owners of the oyster packing houses and lumber yards, department stores and, even at this early date, retired naval personnel.

The block between Maryland and College Avenues, occupied by the Chase-Lloyd and Ogle houses was fully developed by the mid 1890s as was the old Randall property. Martins Lane was run between East Street and King George Street by 1897 and the lots along the west side of King George Street were occupied shortly thereafter. By 1913 residential and commercial development had completely engulfed the old colonial mansions; the land on which the present Cumberland Court stands was the last significant piece sold off.

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HISTORY AND SUPPORT (Continued)

Unlike the more or less uniform set back and building heights characteristic of the frame houses built west of Duke of Gloucester Street during the 1880s, these new houses were detached, often with small side and front yards, and were build in a wide variety of styles and materials. These were mostly single family dwellings although a number of apartment buildings were constructed in the vicinity of the Naval Academy, while commercial buildings predominated along the Maryland Avenue portion of the Randall property.

The residential section of Annapolis was greatly expanded when, in 1890, James Murray platted Murray Hill, an extremely large tract that included ten blocks in the Historic District, bounded by Murray avenue, the rear property lines of West Street and Spa Creek. Almost all of this area was fully developed by 1921. In 1917 a two-block section north of West Street was divided by Charles F. Lee as Munroe Estates, with the cul-de-sac developed during the next decade.

Although there were houses already standing in the Murray Hill section of Annapolis by 1896, the majority date from after 1905. The street plan and lot sizes encouraged the building of large houses with ample yardspace. The houses in this suburban development were, like the rest of Annapolis, built by local contractors and architects, rather than according to a single architect's design. Typical was the house built by the Gardiner Lumber and Supply Company for Harry Hopkins, Chief Clerk of the Comptroller of the Currency, a large multigabled frame Queen Anne style residence.[15] A special "Historical and Industrial" edition of the Evening Capital of 1908 featured photographs of several of these new houses in Murray Hill along with descriptions of the various builders responsible. Edward Skipper, A.H. Deward and John Walton (manufacturer of window and door screens) were among the most prolific: Walton, whose commissions included houses for several prominent Annapolis businessmen and professors, was described as having made a "specialty of building houses for sale or rental in Murray Hill and already twelve have been sold", an indication of the speed with which Murray Hill was developed in those years. The majority of houses were built for businessmen, retired naval officers and prominent politicians, among them several former mayors of Annapolis and former governor Lloyd Lowndes.

Beginning in the early 20th century concerted conservation and preservation efforts, both public and private, have played a major role in shaping the visual environment of the Annapolis Historic District. In 1928, St. John's College proposed to operate the Hammond-Harwood House, Whitehall, Peggy Stewart and Brice Houses as teaching resources and assembled valuable collections of Annapolis furniture and memorabilia for reference use. The intention was to form an Institute of Colonial Studies in Annapolis. With the Depression, however, the experiment ended and all except Brice House were put on the market. The Hammond-Harwood House Association was formed in 1936 to acquire and restore the five-part Georgian mansion, and operates it today as a house museum. St. John's College continued to own the Brice House until 1958, when it was sold and used as a residence. It has since been purchased by the International Bricklayers Union for restoration as their headquarters.

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HISTORY AND SUPPORT (Continued)

The State of Maryland has played a continuing role in preservation of the city's heritage, by their stewardship of the State House and other important state buildings, restoring the Old Treasury building and purchasing Brooksby-Shaw House at State Circle, now the offices of the Maryland Historical Trust, the Tobacco Prise House at 4 Pinkney Street, the Barracks at 43 Pinkney, and, with Historic Annapolis, Inc., the Jones and Franklin Store at 206 Main Street. Reynolds Tavern at Church Circle was saved from demolition by its purchase by the Library Association of Annapolis and Anne Arundel County. It is now owned by the National Trust for Historic Preservation and managed by Historic Annapolis, Inc., and will be leased to a private developer with appropriate covenants. The city has contributed by restoring the exterior of City Hall (the interior is undergoing partial restoration at this time) and the Waterwitch Fire Company, and through the creation in 1968 of a Historic District Commission (after two earlier ordinances had proved ineffective) and establishing an Historic District, expanded in 1971, that includes all of the 1695 town.

Historic Annapolis, Inc., a private non-profit preservation organization, chartered in 1952 to "preserve the distinctive quality of Annapolis and Anne Arundel County", has, with the use of easements, a revolving fund and a preservation data bank, been responsible for the preservation of sixty Historic District buildings, including the William Paca House, the Shiplap House, 183 Green Street and the John Callahan House. Historic Annapolis, Inc.'s architectural, archival, archeological and decorative arts research programs provide data for restorations throughout the district and consulting services for property owners in the Historic District and elsewhere. Historic Annapolis, Inc., manages historic properties, including the William Paca Garden for the state and the John Callahan House for the city.

Important individual private restoration activities include the creation of a trust to retain and manage the Chase-Lloyd House (aNational Historic Landmark), the purchase and restoration of the Traditional Customs House by the Port of Annapolis, Inc., an investment group begun in 1956, and preservation and rehabilitation of the Maryland Inn by sympathetic investors. The Upton Scott House (a National Historic Landmark) was recently restored by new owners, while the Ridout House has been fortunate in that its restoration has been assured by descendants of the original builder who have maintained continuous ownership.

Along with the concerted preservation of standing structures, there is increasing interest in the potential for important archeological discoveries in Annapolis. The Annapolis Historic District is a relatively undisturbed archeological site dating primarily from the 18th century when the city was an important urban center on the Chesapeake Bay and the eastern seaboard. Excavations at the Governor Calvert House (58 State Circle), William Paca House and Garden, Reynolds Tavern (Church Circle), the Victualling Warehouse (77 Main Street), 183 Green Street, the formal garden behind the Charles Carroll Mansion at St. Mary's Church, the Jonas Green House and Printing Shop (124 Charles Street) and other sites that have been tested, have indicated that the archeological record is undisturbed, is fairly deeply buried (2'-9')

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HISTORY AND SUPPORT (Continued)

and thus secure, and has begun to yield a city-wide pattern for understanding urban development otherwise unavailable to the researcher. Structural discoveries to date include an undisturbed hypocaust dating c. 1720s, a part of an 18th century road (either Dean Street or the original location of Doctor Street), the print shop of the Maryland Gazette, artifacts dating from the 1690s, and thousands of artifacts of special completeness and quality dating from the 17th century.

Architecture:

While the role of government and the importance of the initial settlement and its planned development are critical, of equal importance to the significance of the Annapolis Historic District is its architecture. Described in 1699 as a town of

> about fourty dwelling houses..a Statehouse and a Free School built with bricke which make a great shew amoung a parscell of wooden houses, and the foundation of a Church laid, the only bricke Church in Maryland.

Annapolis today has one of this country's most significant and varied collections of architectural types, periods and styles. In addition to the important public buildings, virtually every residential style from the early 18th century through the first third of the 20th century is represented in the Historic District.

The elegant and refined High Georgian townhouses of the influential and wealthy 18th century families are well known and well preserved. These include the Hammond-Harwood House, designed by William Buckland in 1773-74; the Chase-Lloyd House (1769); Brice House (1766); Paca House (1763); Upton-Scott House (1762); Acton Hall (1766); Ridout House (1765); and Adams Kilty House on Charles Street. These houses incorporate at least one of the features which are distinctive to Annapolis 18th century architecture: the symmetrical Maryland five-part plan, in which the main block is connected to the flanking service wings by small hyphens; the use of all-header bond on the front facade; the use of galleting on the foundation level; and the prominent integration of decorative elements derived from English architectural handbooks of the period.

Equally important to the architectural evolution of Annapolis are the smaller residences of the less affluent. Notable among these, for the most part one and one half story gambrel -roof vernacular buildings, are: Shiplap House, 1713; Patrick Creagh House, c. 1730; Retallick-Brewer House, c. 1740; John Evitts House, c. 1750; John Brice House, c. 1720; Lockerman-Tilton House, c. 1740; Jonas Green House, c. 1730; Carroll the Barrister House, c. 1722; Brooksby-Shaw House, c. 1730; Charles Carroll House, c. 1735; and the Artisans House, c. 1720.

See Continuation Sheet No. 23

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(3-82)

OMB No 1024 0018
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HISTORY AND SUPPORT (Continued)

Because of the decline of mercantile commerce in Annapolis after the Revolution, little major construction took place in the city between the end of the 18th century and the end of the first third of the 19th century. Consequently, no Federal residences of the scale of the five-part Georgian houses were constructed, yet there are a number of excellent buildings, including 89 East Street (c. 1810); 160 Green Street (c. 1804); 163-67 Conduit Street (c. 1810-15); the Conduit Street row, part of the old City Hotel (1820-40); 142 and 223-35 Duke of Gloucester Street (c. 1820); all executed in brick, and the frame 5 School Street (1790-92). This period is also important as it introduced the vernacular two story, two-bay gable roof residence that proliferates throughout much of the Historic District and has been locally termed Annapolis Federal.

It is this type of construction, which carried through to the turn of the 20th century, that contributes in such large measure to the extremely important streetscapes that complement the specimen structures previously mentioned. The earlier versions of this form are found throughout the 1695 area, with concentrations along such streets as Cornhill, Fleet and Pinkney. Late 19th century examples may be found at Charles, Conduit and Market Streets, with early 20th century rows at Dean Street.

Prosperity slowly returned to Annapolis during the 1840s, but the architectural scene was little affected until the years immediately preceding the Civil War. The 1840-50s saw Main Street finally become the undisputed retail street of the city, with the result that a number of what were residences during the late 18th century and early 19th century had entire stories added, and virtually all were provided with new shop fronts. Change to the visual character of the city was also prompted by catastrophe when fire struck and destroyed St. Anne's Church at Church Circle in 1858. The present structure, the only example of Lombard Romanesque in the Historic District, was built in 1859, with the steeple added in 1865-66. Other important structures of this period are Humphrey Hall (1835) and Pinkney Hall (1855-58), examples of Gothic Revival at St. John's College; St. Mary's Church (1858); and 184 Duke of Gloucester Street, an earlier structure retrimmed to the Gothic style c. 1840.

The predominant architectural style of the later part of the 19th century was the Italianate, used extensively not only in the alteration of a large number of the Main Street commercial properties and residences in the area west of Duke of Gloucester Street, but also for important new construction. Prior to the expansion of the city in 1877 with the sale of lots in the Market/South Street area, most undeveloped residential sites were deep but narrow in width, precluding the construction of the academic Italian Villa. However, the style is partially developed in such residences as 243 Prince George, 247 King George and 219 Hanover Streets. The Hopkins House (15 Maryland Avenue, 1867); Gassaway-Feldmeyer House (194 Prince George Street, 1878); and 132 Charles Street are examples of the block-like townhouses

See Continuation Sheet No. 24

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HISTORY AND SUPPORT (Continued)

characteristic of the Italian Renaissance Revival. Large scale Italianate occurs at the Chase-Stone House (1857) at St. John's College; the Opera House (Masonic Temple, 1872) at the corner of Maryland Avenue and Prince George Street; Adm. Schley's House, 67-69 Franklin Street (1870s); 142 Charles Street (1887); 23-31 Maryland Avenue (1880) and 33-35 Maryland Avenue (1891-97).

The French Second Empire, or more appropriately, in the case of Annapolis, Mansard style, is represented by three important examples, residences at 38 Maryland Avenue (1878); 191 Duke of Gloucester (1877); and 203 Duke of Gloucester (1908-1913). The style was primarily used here, however, either in combination with other styles (119 Charles Street, c. 1890s, combined with Greek Revival), or as an alteration to an existing structure (Maryland Inn). Many mid-19th century vernacular structures were "improved" by adding a third floor, with a mansard roof applied only to the front facade, with concentrations of such buildings located at Market, Duke of Gloucester and Charles Streets.

The Queen Anne style, both English and American, is represented by the exceptional Randall House (86-88 State Circle, with Eastlake influences); 32 Maryland Avenue (c. 1885 with elements of the Classic Revival); Commodore Waddell House (61 College Avenue, 1878-82); and by the outstanding Zimmerman House (138 Conduit Street, 1887). 61 Franklin Street (1903) is a large scale example of the Shingle style, with others of interest located at 231 and 239 Prince George Street; 49 College avenue (with elements of the Stick style); 1 Southgate Avenue (1885-86).

The United States Post Office at Church Circle is the most impressive example of the Colonial Revival, but superb residences were also constructed, using elements drawn from the Georgian Adm. Schuler House (12 Maryland Avenue, 1891-97) or the Federal (30 Maryland Avenue, (1885-91) and 23 Southgate Avenue (1903-08). Georgian Revival in its correct form is evidenced at St. Anne's Parish House (195 Duke of Gloucester, 1910). Other post-Victorian styles also found favor in the new residential areas, with minor examples of Dutch Colonial, Spanish Revival, Tudor and English Cottage located in the Murray Hill and Munroe Estates sections.

The individual structures of various styles and periods mentioned above are only a part of the architectural significance of the Historic District. Virtually every streetscape is of visual importance, regardless of its date of construction. This importance is derived either through a homogeneity of scale, design, materials and setbacks (Cornhill, Prince George, Green, Market, Conduit, Charles and Dean Streets, Murray and Southgate Avenues and Munroe Court, or through high levels of activity (the Market Space and Dock Street, Main Street and Maryland Avenue). St. John's College, and the seven block concentration of Georgian and Georgian Revival in the core of the city structures also contribute collectively to the architectural and urban design quality of the District and lend a sense of time and place to the city.

10. Geographical Data:

Boundary Description:

The boundary of the Annapolis Historic District is delineated on the enclosed Resource Sketch Map prepared in 1984 to a scale of 1" = 100'. The boundary consists of the water's edge along College and Spa Creeks and the harbor and a combination of curb and property lines for those properties indicated on the Resource Sketch Map as included.

Boundary Justification:

The boundary of the Annapolis Historic District is drawn to encompass the concentration of cultural and historic resources that characterize the district. The actual line consists of property and curb lines and the water's edge along College and Spa Creeks and the harbor. Although several non-contributing resources stand along the harbor and Spa Creek, the harbor and the creek were selected to form sections of the boundary because of the historic water orientation of the city. The non-contributing resources in these areas, primarily commercial along the harbor and residential along the creek, do not detract sufficiently from the historic ambience of the district to warrant their exclusion. The northeasterly sections of the boundary are formed by the United States Naval Academy, which is a National Historic Landmark District (separate from the Colonial Annapolis National Historic Landmark District), is a different type of resource although historically the Naval Academy played a strong role in the development of the town. The Naval Academy is physically separated from the community by a high brick wall and the orientation of the buildings and the complex in general is exclusive of the town.

The boundary continues from the Naval Academy to include all of the campus of St. John's College between King George and St. John's Streets and College Avenue and College Creek. Although the St. John's campus shares similar cloistered aspects with the Naval Academy, the college campus is smaller in scale both in setting and buildings that the Academy. Unlike the Academy, the St. John's campus is visually a part of the community. It is situated on a high hill along College Avenue with McDowell Hall, the home of an early governor of Maryland, centered on the hill and on axis with Prince George Street, a major nineteenth century residential street.

The boundary for the section to the west of St. John's College and the core of the city varies with the presence or absence of the contributing resource. The Lowe Office Building at College Avenue and Bladen Street is not included because it is a 1970s structure but the Legislative Services Building across College Avenue is included because of the site. The Legislative Services Building is another 1970s government office building which does not contribute but its site is a part of the original Baroque street plan. The James Office Building on the west side of Bladen Street at College Avenue is included for its College Avenue facade. (The James Office Building was designed in 1937 by Lawrence Hall Fowler and Henry Powell Hopkins.[16])

See Continuation Sheet No. 26

Boundary Justification (continued)

The boundary weaves along West Street properties excluding concentrations of new construction along the north side looping in the President's Hill area, an early twentieth century residential section to the north of West Street. The sections to the north and west of the boundary have either a fragmented historic character, specifically along West Street, or a different type of resource such as new buildings north of West Street. The Clay Street area to the north of West Street has a concentration of historic resources related to the district but is visually and physically separated by new buildings on Washington and West Street. The Clay Street area may be eligible for listing individually.

The boundary to the south of West Street concentrates on the early twentieth century residential neighborhood called Murray Hill. The area to the west of Southgate and Lafayette are excluded because they do not have a high concentration of contributing resources to give the sense of time and place evident in the district.

9. Major Bibliographical References

AA-2046

See Continuation Sheet No. 28

10. Geographical Data

Acreage of nominated property approximately 270 acres

Quadrangle name South River and Annapolis, MD quads Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A	18	370 715 10	4 13 1 16 0 10 10
B	18	371 418 10	4 13 1 15 2 18 10
C	18	371 312 10	4 13 1 14 7 12 10
D	18	370 1 18 10	4 13 1 14 5 12 10
E	18	369 612 10	4 13 1 15 2 12 10
F			
G			
H			

Verbal boundary description and justification

See Continuation Sheet No. 25, 26

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state		code	county	code

11. Form Prepared By

name/title See Continuation Sheet No. 27

organization date

street & number telephone

city or town state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

X national X state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Mark R. Edwards for J. Rodney Little

title STATE HISTORIC PRESERVATION OFFICER date 14 August 1984

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

GPO 938 835

11. Form Prepared by:

The application was proposed in two stages. The original form and Resource Sketch Map were prepared in 1983 by.

Russell Wright
Historic Annapolis, Inc.
194 Prince George Street
Annapolis, Maryland 21401
(301) 267-7619

The original form and Research Sketch Map were revised in 1984 by:

Geoffrey B. Henry and Ronald L. Andrews
Maryland Historical Trust
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

NPS Form 10-900-a
(3-82)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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date entered

Major Bibliographical References:

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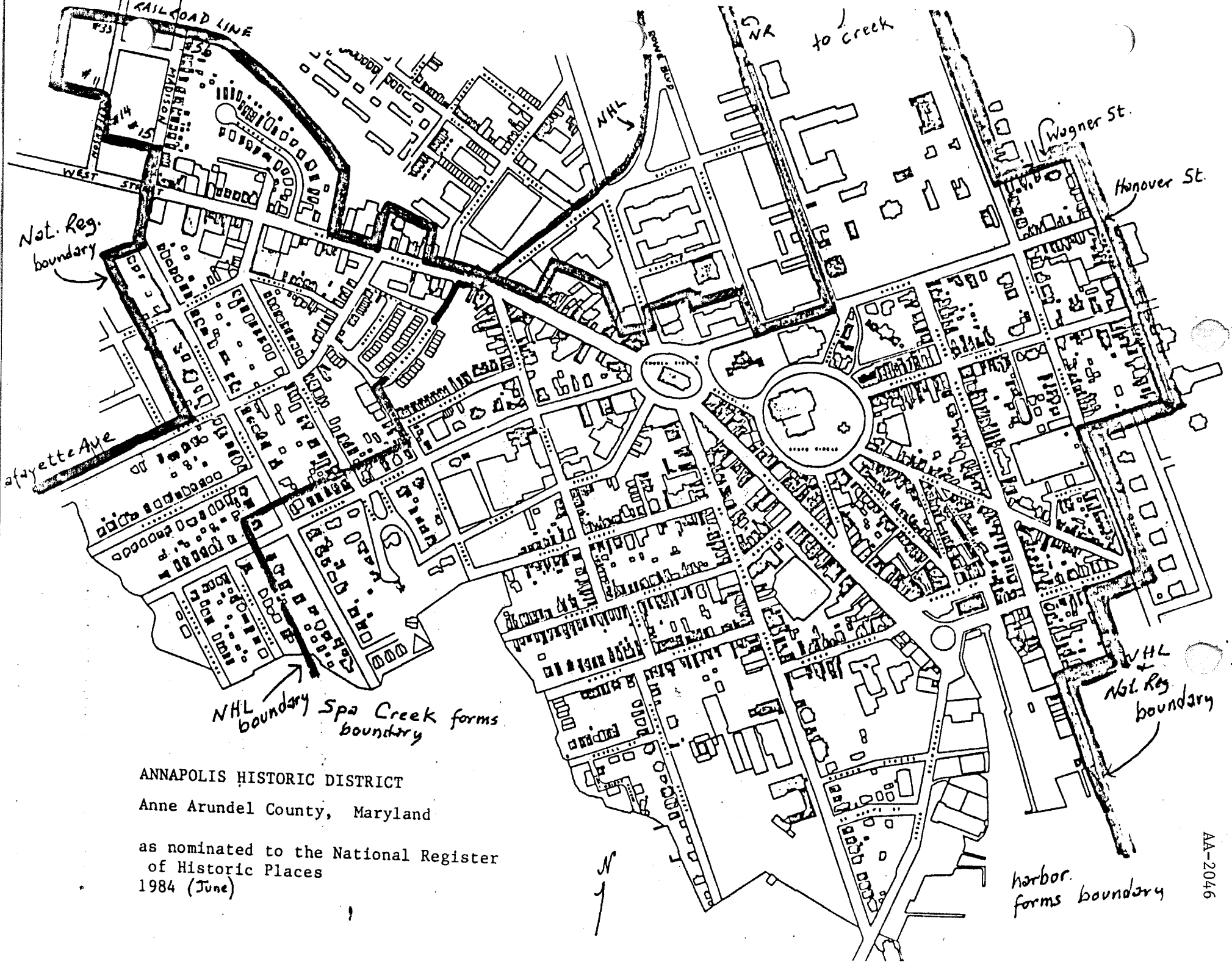
David Ridgely, Annals of Annapolis, Baltimore, 1841

Footnotes:

1) Riley, Elihu. The Ancient City (1649-1887) (Annapolis: Record Printing Office,1887), p.314.
2) Ibid., p. 315.
3) Hopkins' Map of Annapolis, 1878.
4) Riley, p.314.
5) Historical and Industrial Edition, Evening Capital, 1908.
6) Riley, p.314.
7) Riley, p.315.
8) Riley, p. 315.
9) Sanborn Maps, 1885-1921.
10) Anderson,Elizabeth B. Annapolis: A Walk Through History (Centreville, Md.: Tidewater Publishers, 1984), p. 61.
11) Evening Capital, April 21,1986.
12) Historical and Industrial Edition, Evening Capital, 1908.
13) Ibid.
14) Ibid.
15) Ibid.
16) Verheyen, Egon et al., ed. Lawrence Hall Fowler, Architect 1876-1971 (Baltimore: The Johns Hopkins University, 1984), p. 73.

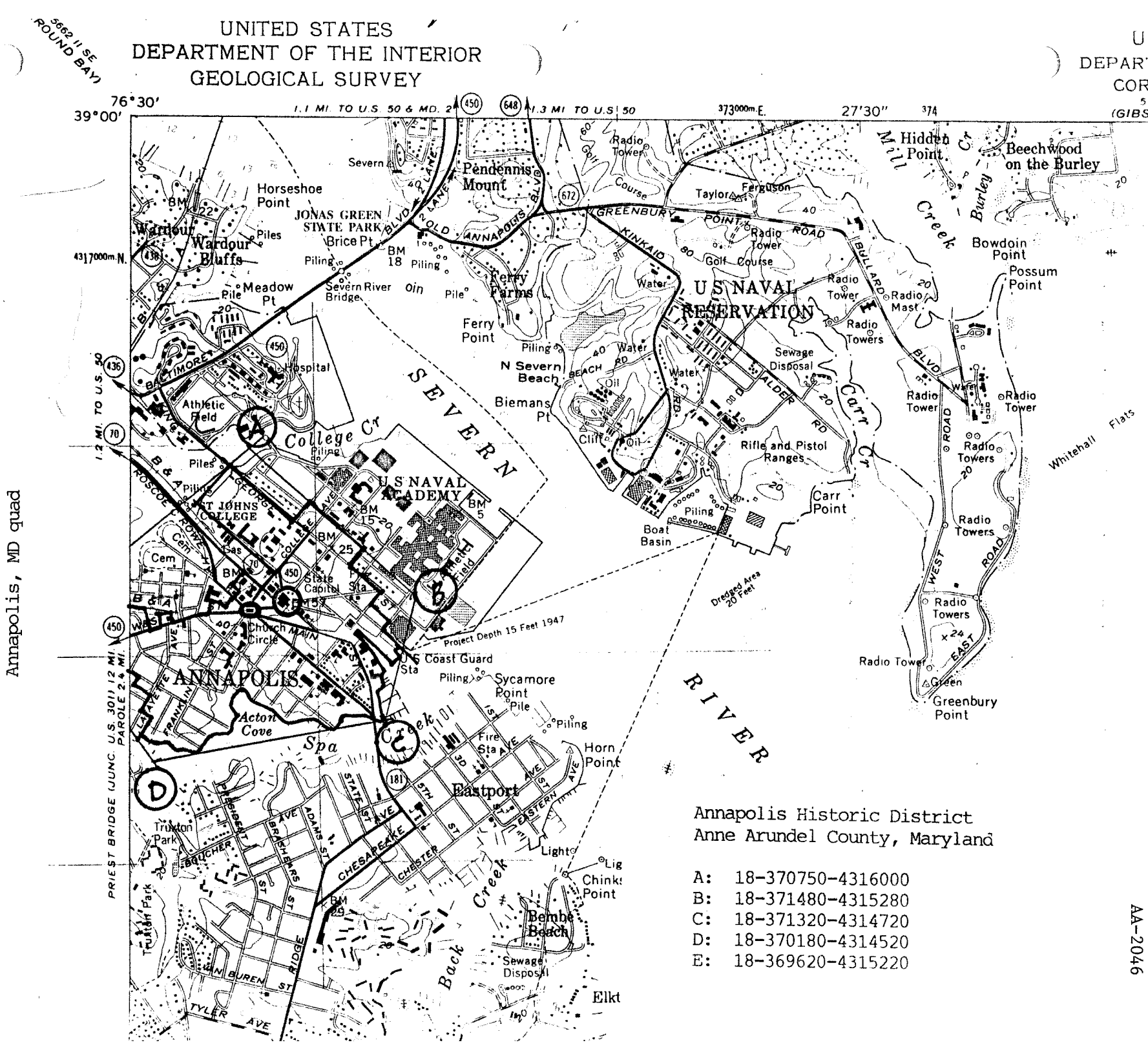


ANNAPOLIS HISTORIC DISTRICT

Anne Arundel County, Maryland

as nominated to the National Register
of Historic Places
1984 (June)

AA-2046



Annapolis Historic District
Anne Arundel County, Maryland

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B: 18-371480-4315280
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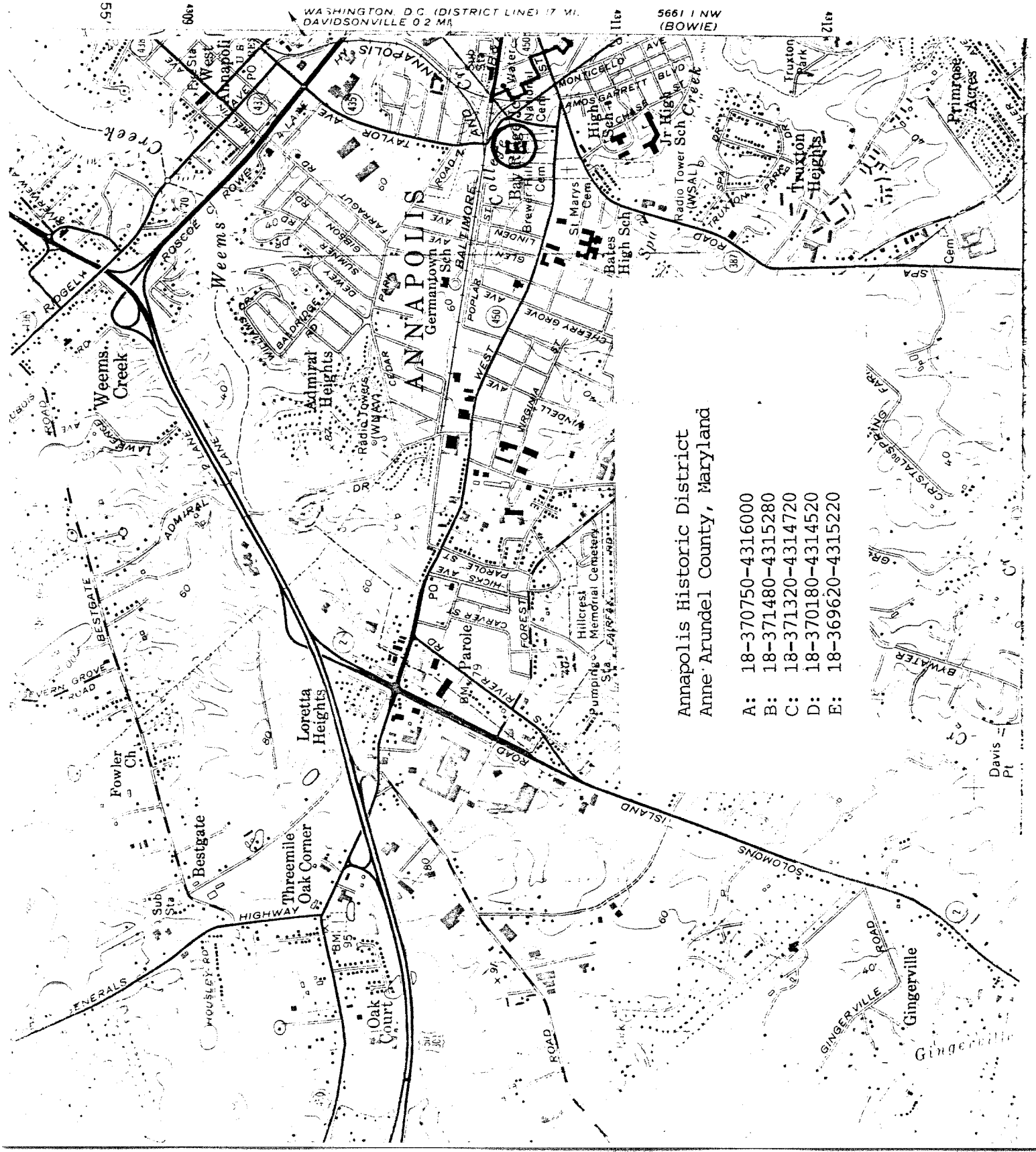
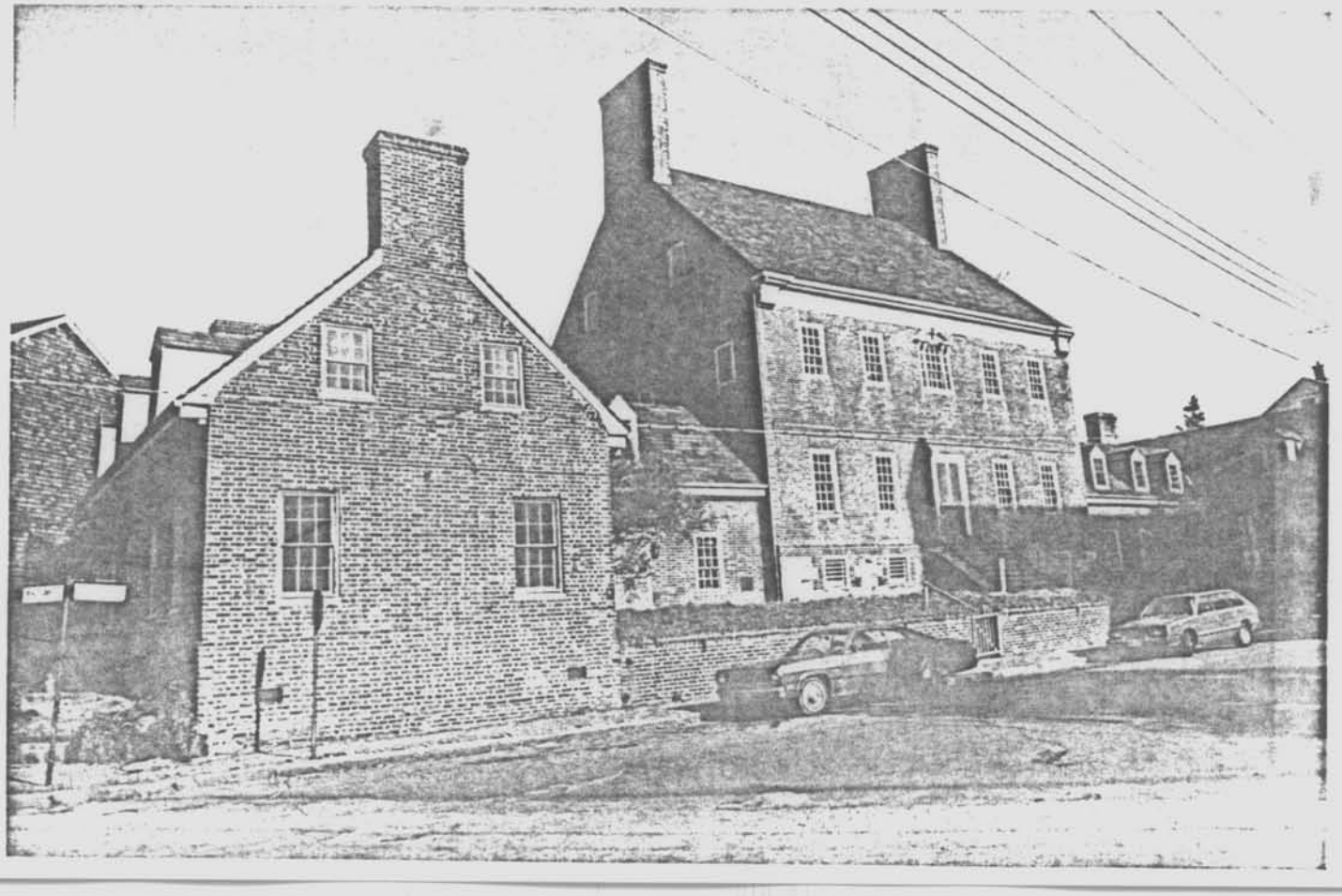
D: 18-370180-4314520
E: 18-369620-4315220

AA-2046

South River, MD quad





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Annapolis Historic District
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AA-2046
Annapolis Historic District
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AA-2046

AA-2046
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
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JONAS GREEN HOUSE
124 CHARLES ST (3)

17 STATE CIRCLE (4) AA-2046
Annapolis, Anne Arundel County MD
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
__Elevation/camera facing____ #4/70

AA-2046

AA-2046

Annapolis, Anne Arundel Count MD
Russell Wright July, 198
Maryland Historical Trust,
Annapolis, Maryland
Elevation/camera facing

ARTISAN'S HOUSE
FLEET STREET (45) (5) #5/70

6A

SANDS HOUSE (6) AA-2046 #6/70
130 PRINCE GEORGE ST
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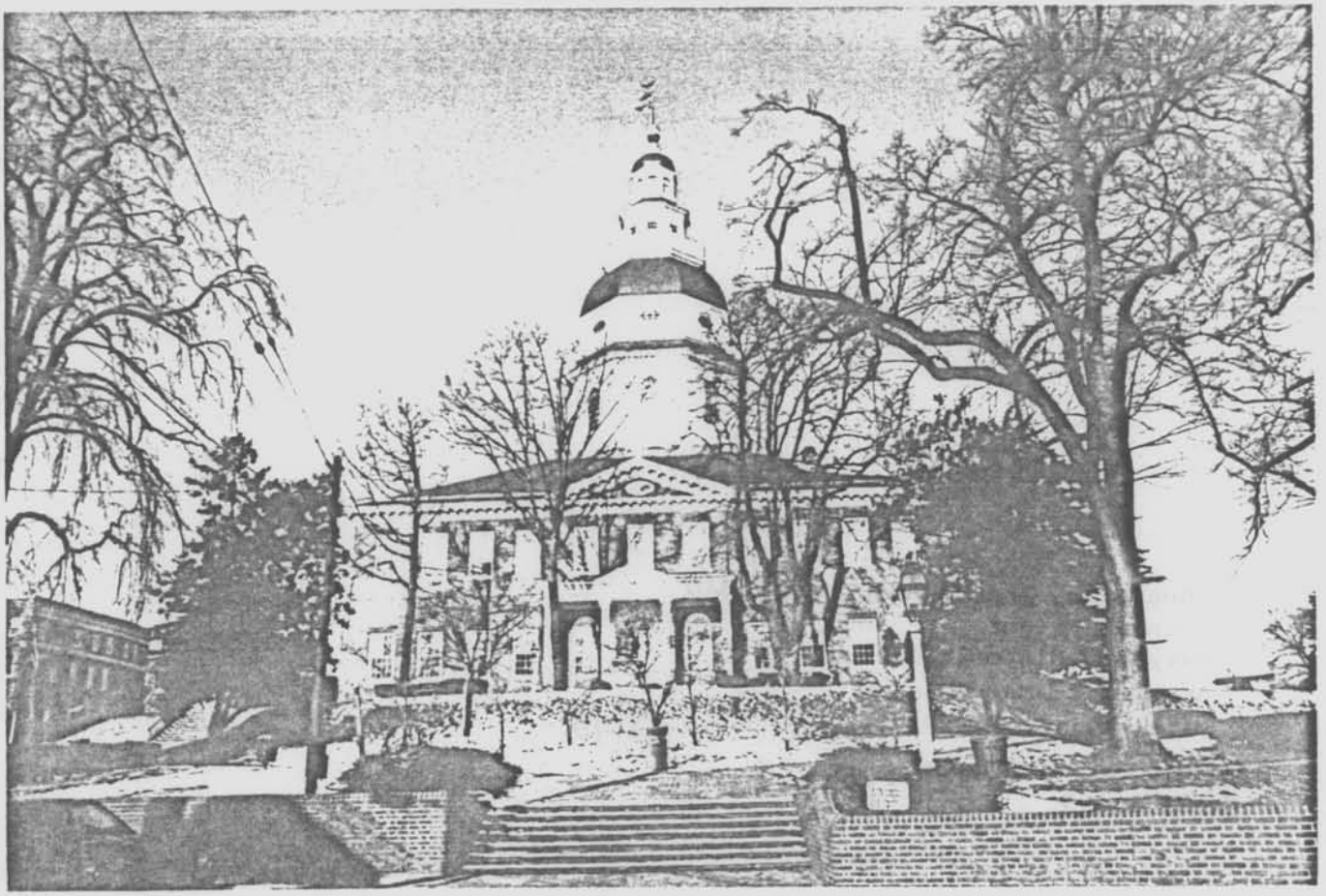

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Annapolis, Anne Arundel County MD
Russell Wright July, 1982
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Annapolis, Maryland
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ADAMS-KILTY HOUSE
133 CHURCH ST

(7)

AA-2046

Annapolis, Anne Arundel Cour MD
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Maryland Historical Trust,
Annapolis, Maryland
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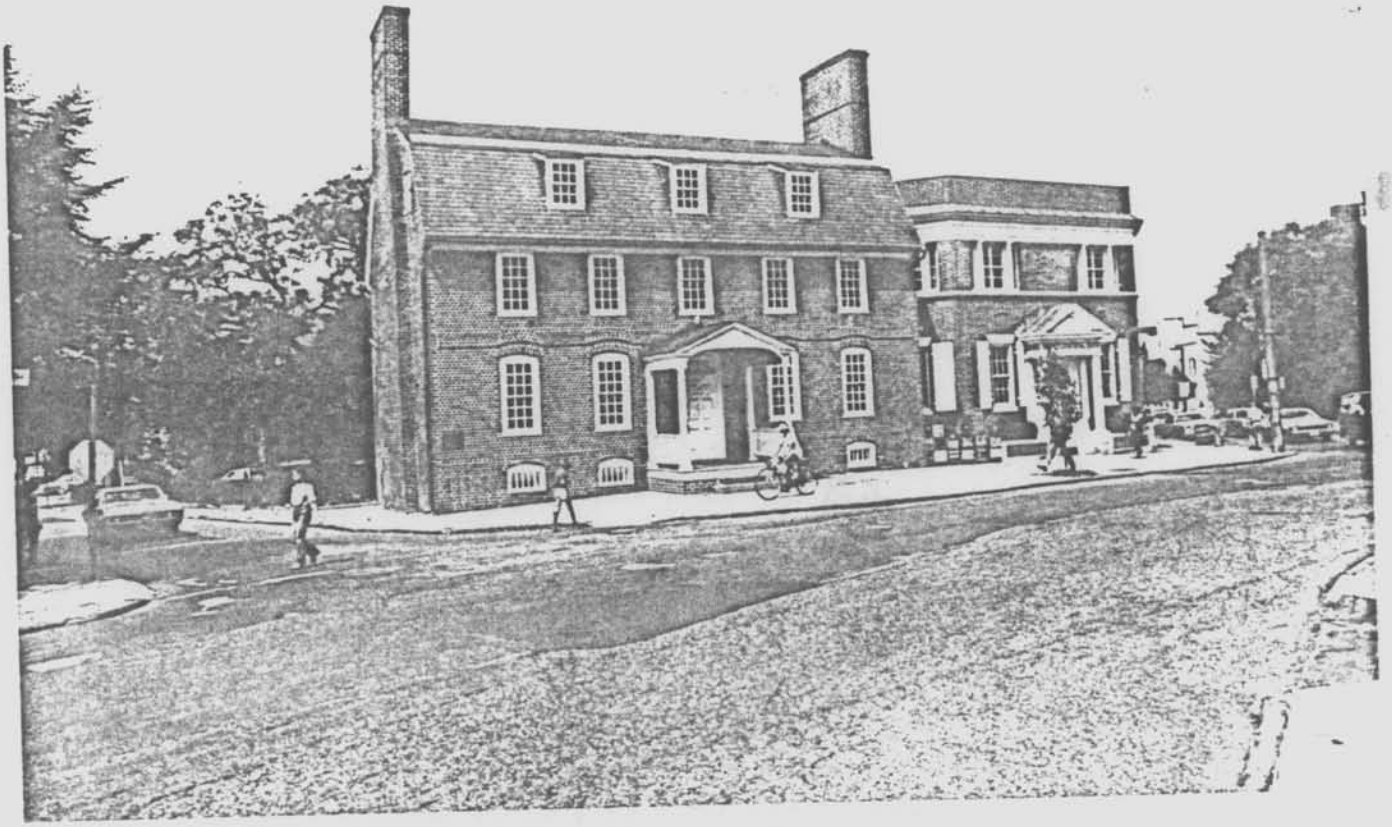
MARYLAND STATEHOUSE
STATE CIRCLE

(8)

AA-2046



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McDowell Hall, St John's (9)

Reynolds Tavern (10)
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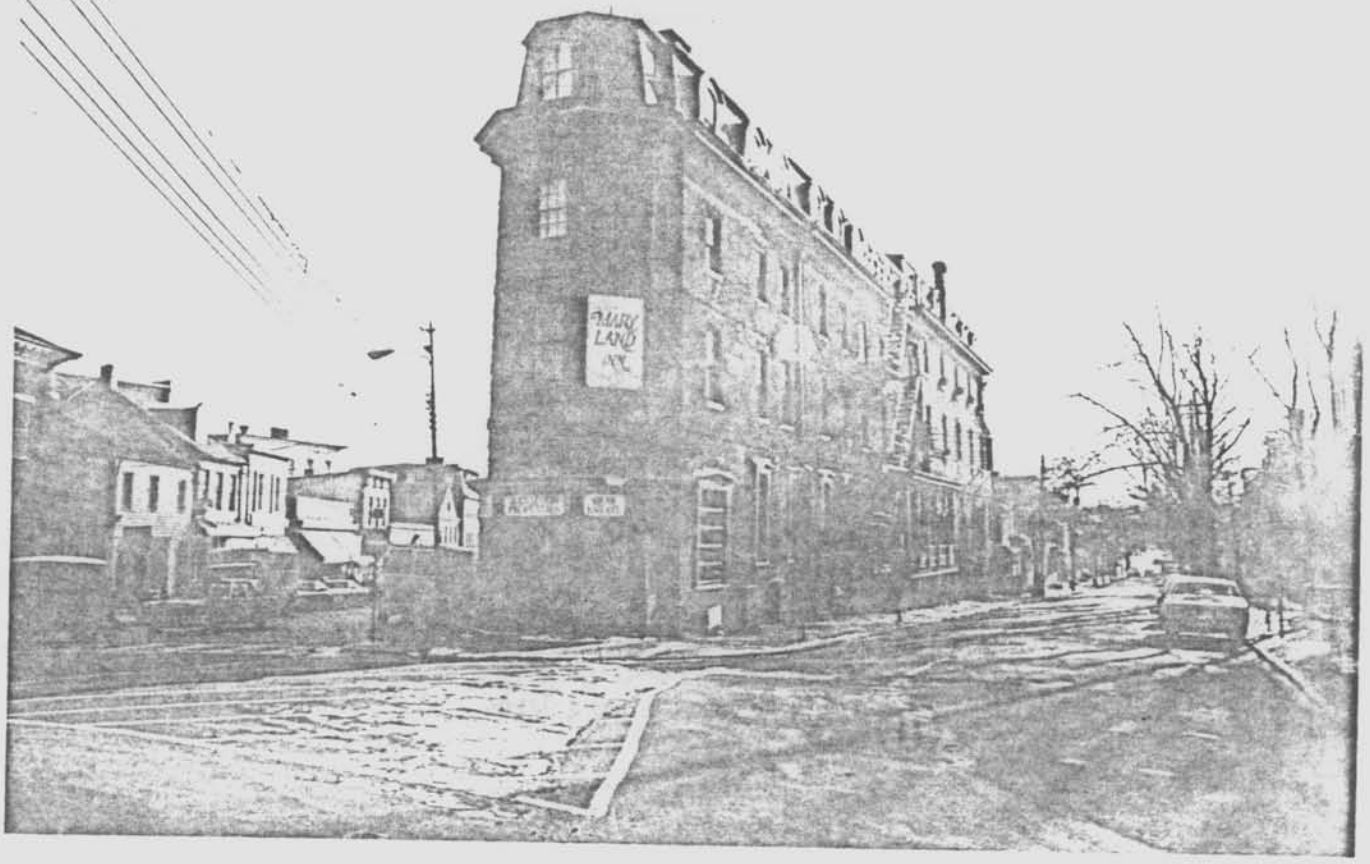
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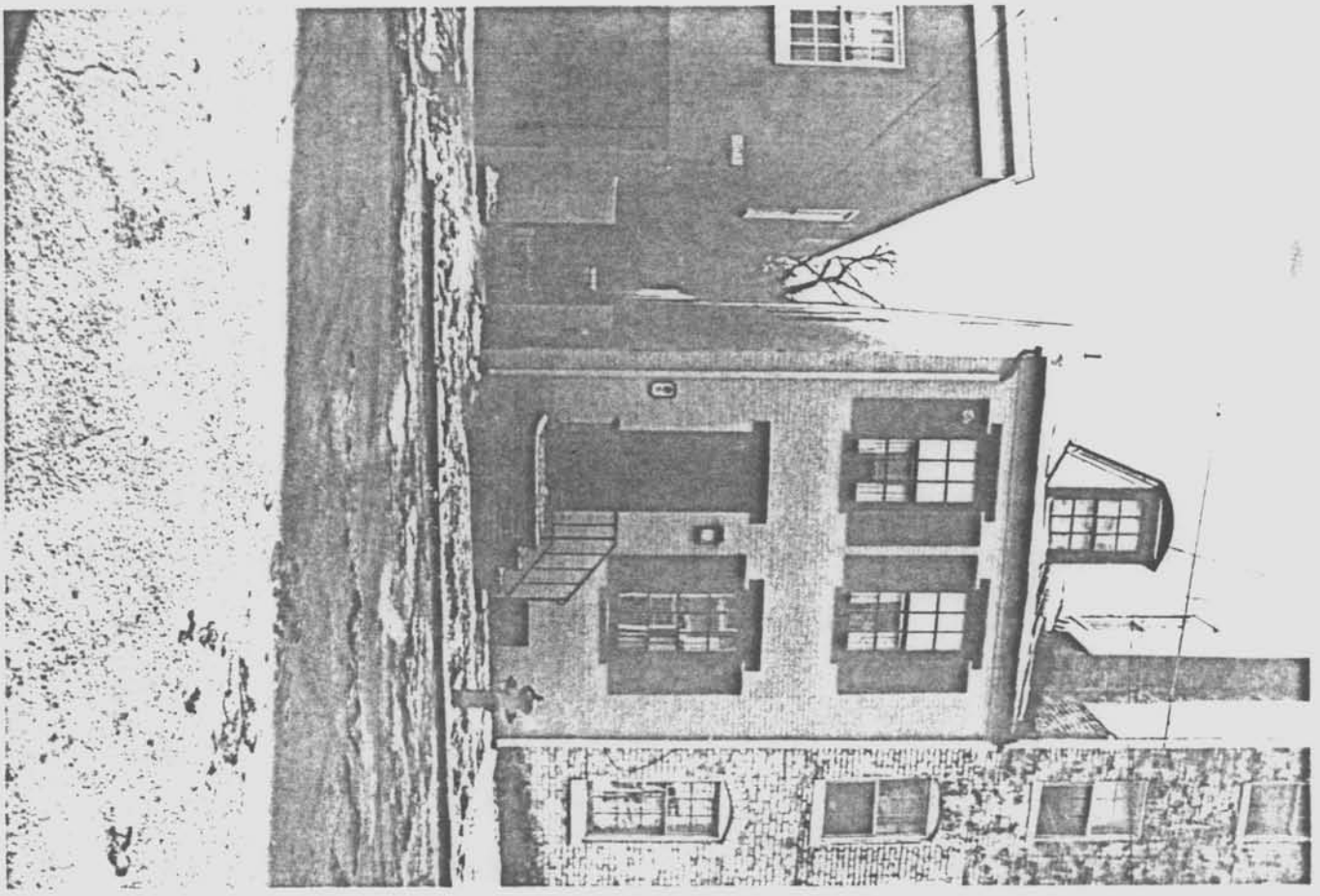

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Maryland Historical Trust,
Annapolis, Maryland
___Elevation/camera facing___

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#11/70

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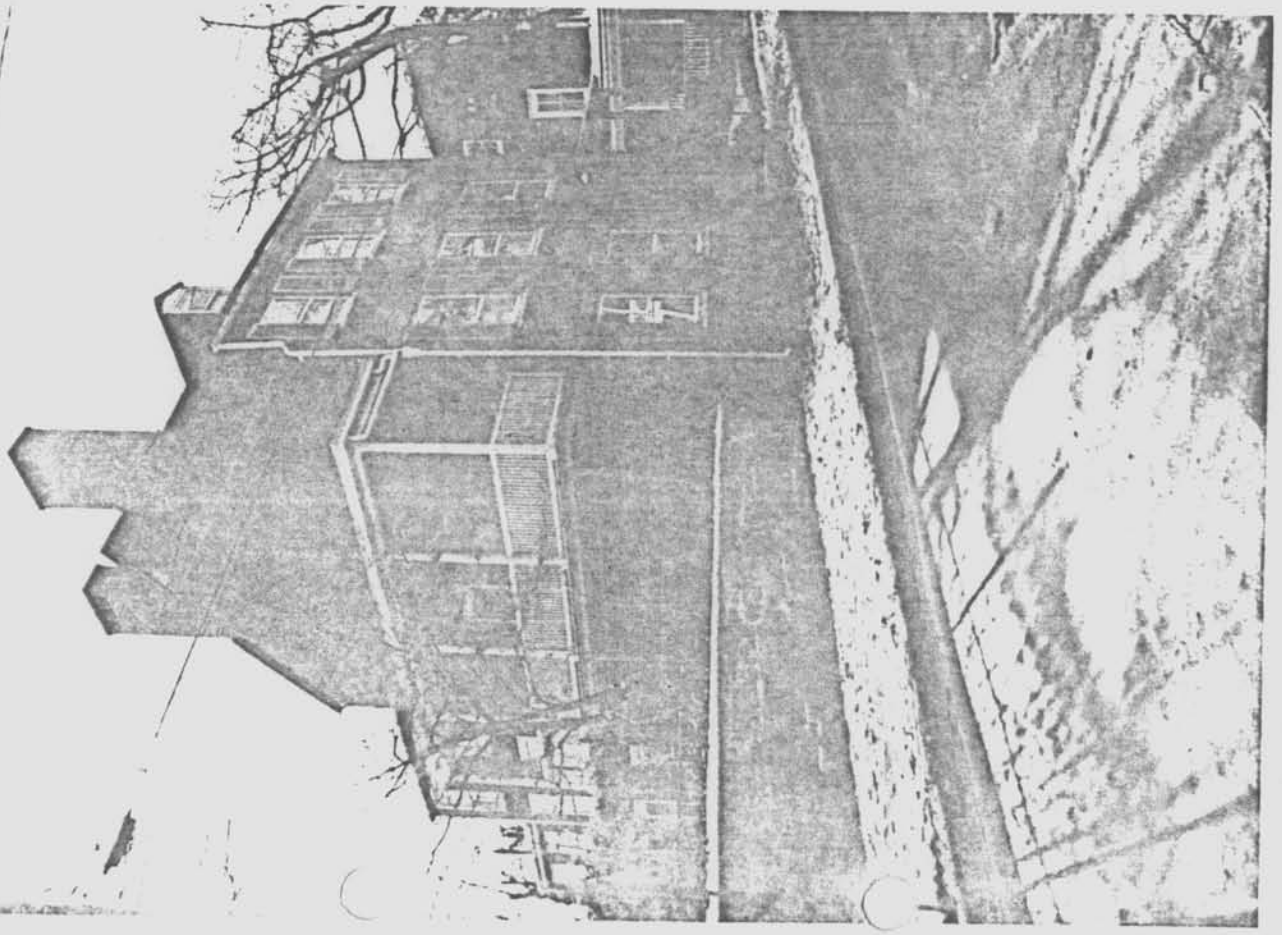

24A

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150-160 CONDUIT ST AA-2046 MD
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#14/70

160 GREEN STREET (13) AA-2046
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Elevation/camera facing

#13/70

19A

(16)

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(15)

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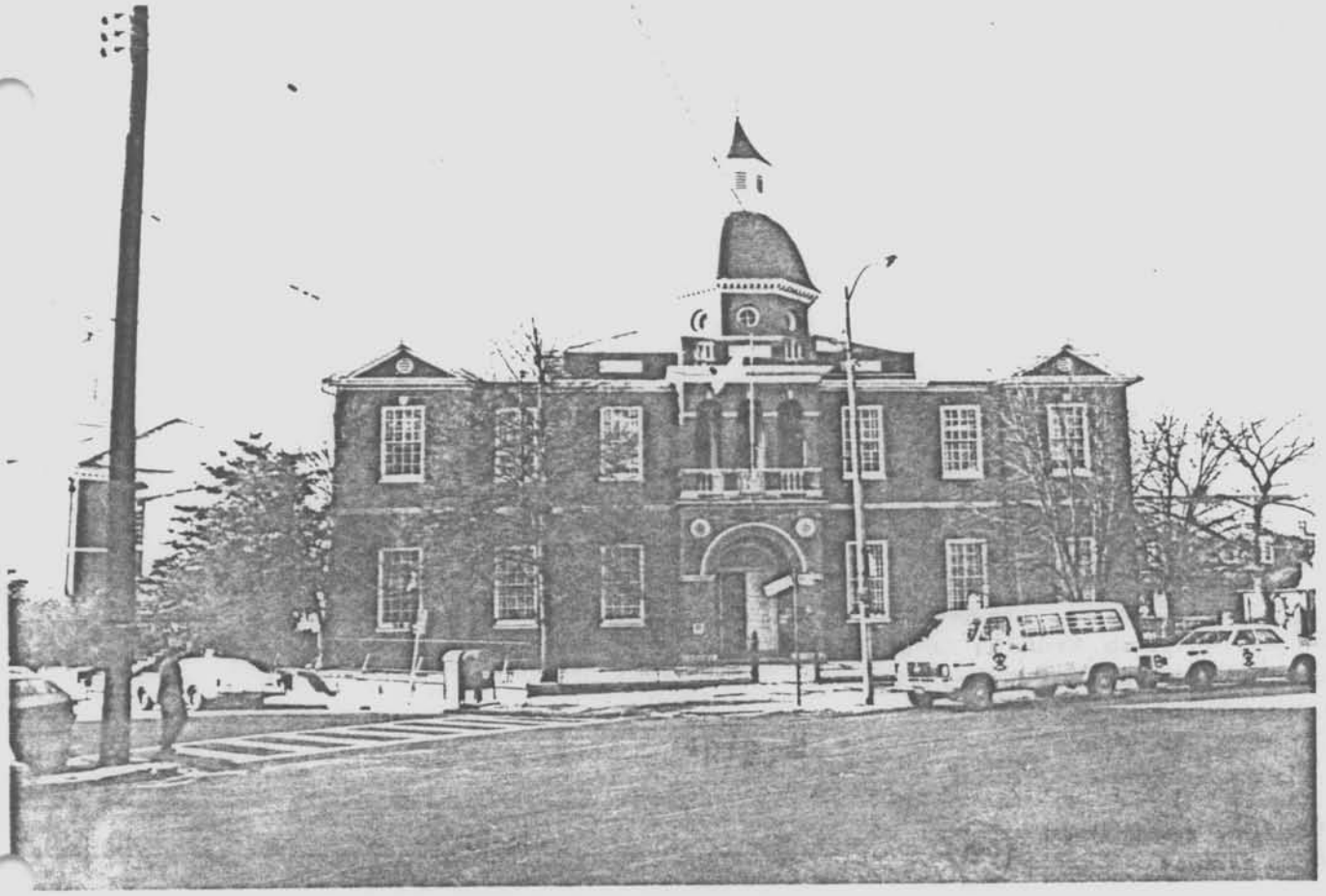

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Elevation/camera facing

AA COUNTY COURTHOUSE
CHURCH CIRCLE (18)

(17)

13-19 Morris AA-2046
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FRANKLIN LAW OFFICE (20) AA-2046 MD
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Elevation/camera facing

77 MAIN STREET (19) AA-2046
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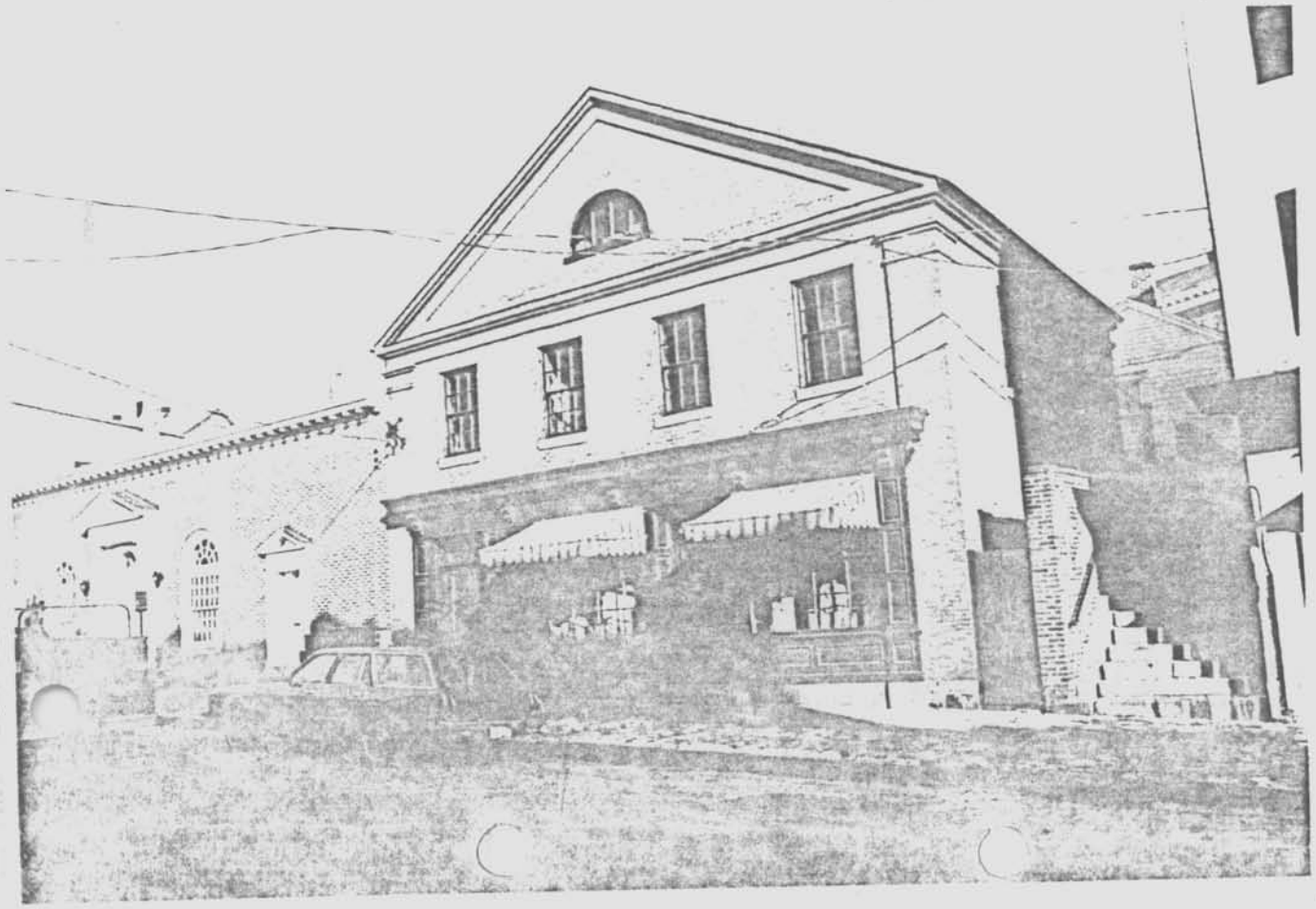

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Elevation/camera facing

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Maryland Historical Trust, #22/70
Annapolis, Maryland
Elevation/camera facing (22)
ST. JAMES CHURCH
CHURCH CIRCLE

AA-2046

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Annapolis, Maryland
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CHASE-STONE HOUSE
ST. JOHN'S COLLEGE (24)

(23)

PINKNEY HALL, ST JOHN'S AA-2046
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Russell Wright July, 1
Maryland Historical Tru # 23/70
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Elevation/camera facing

243 PRINCE GEORGE AA-2046
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Maryland Historical Trust,
Annapolis, Maryland

(26)

#26/70

184 DUKE OF GLOUCESTER AA (25) AA-2046
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W Elevation/camera facing E

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AA-2046

(27)

232 PRINCE GEORGE ST AA-2046
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(28)

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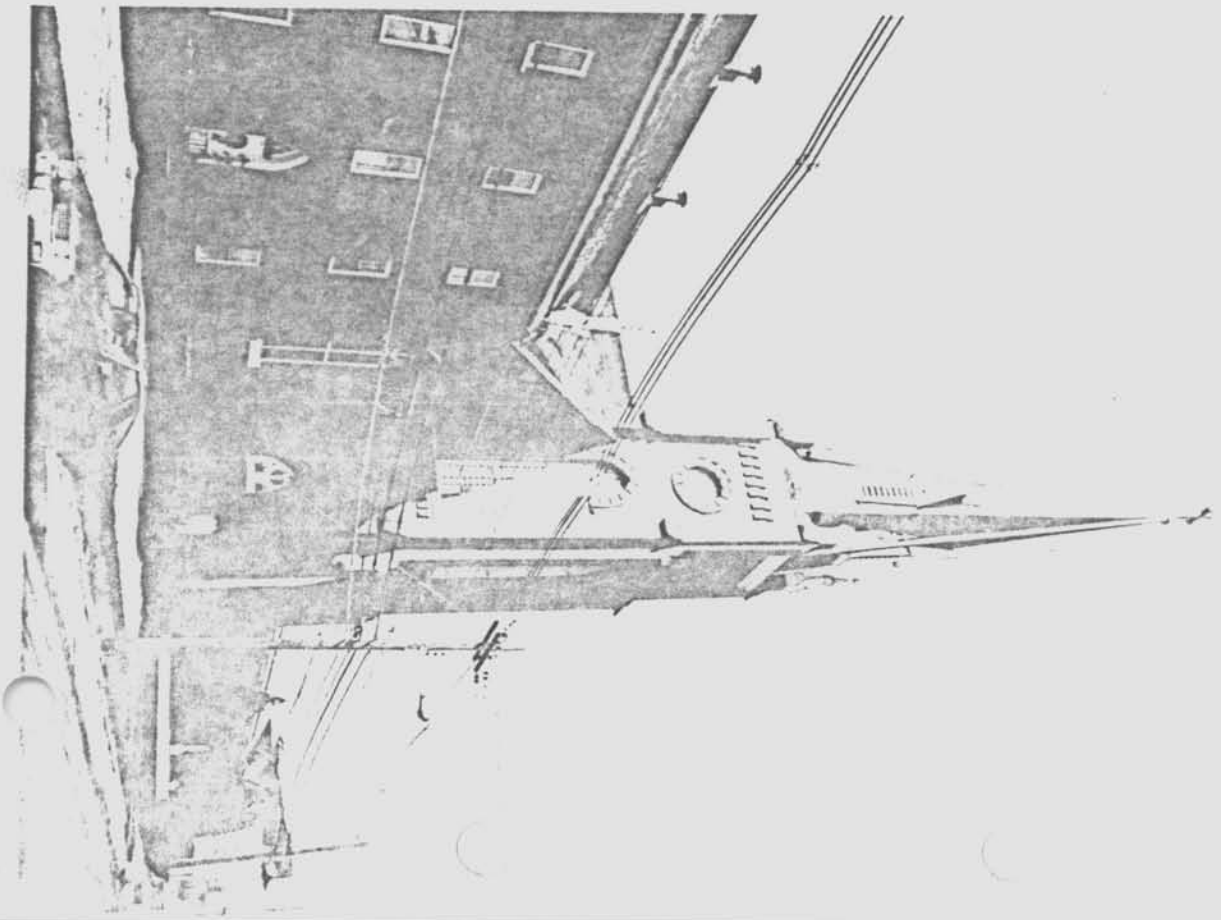

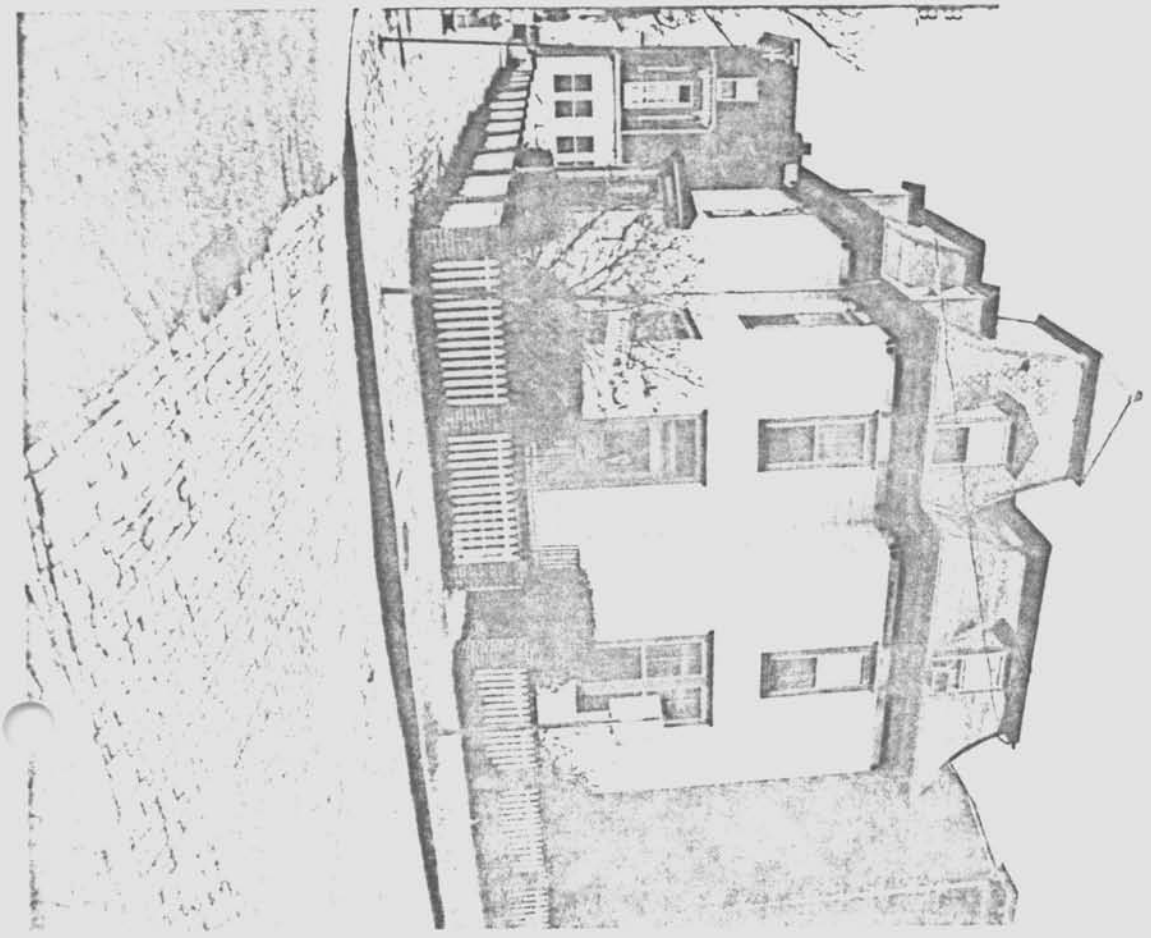

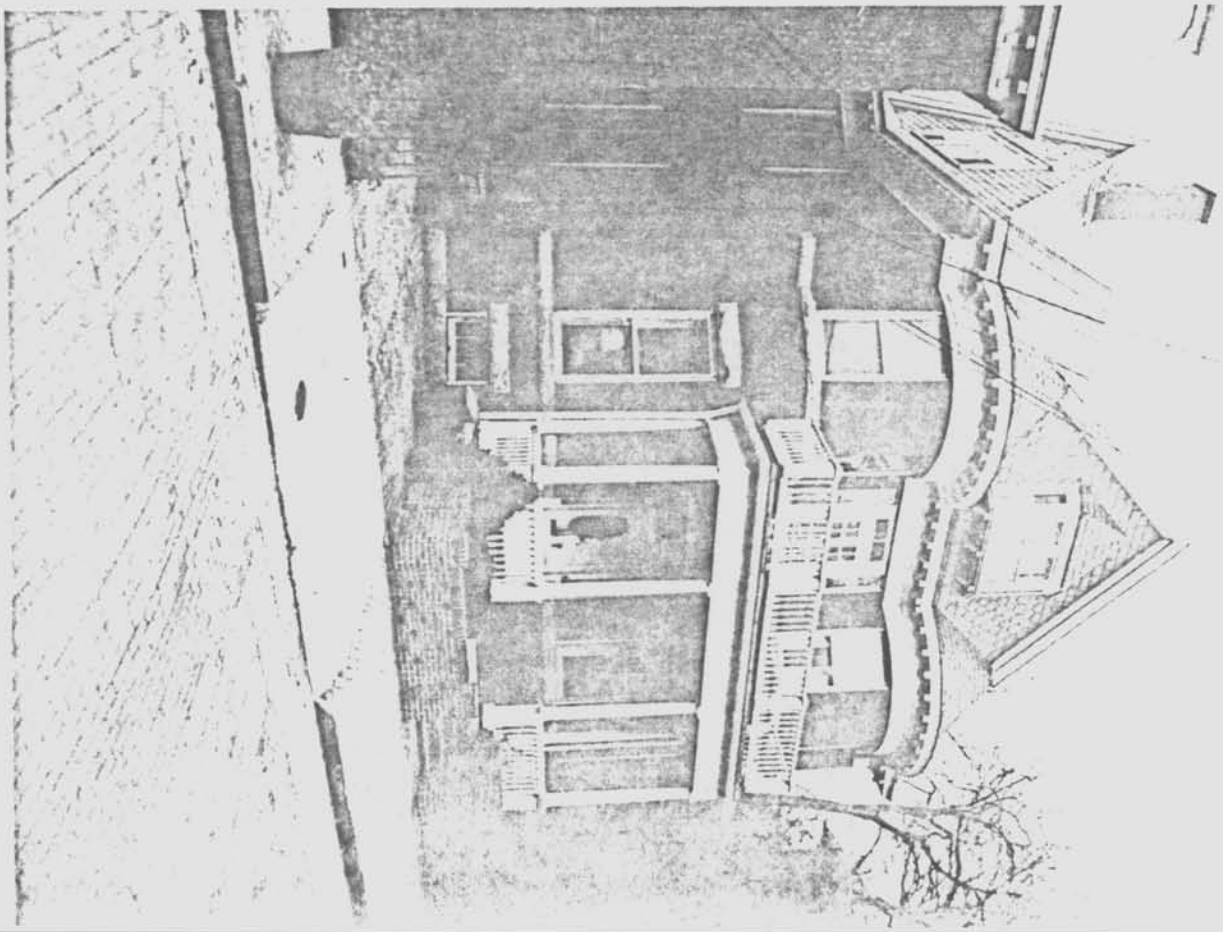

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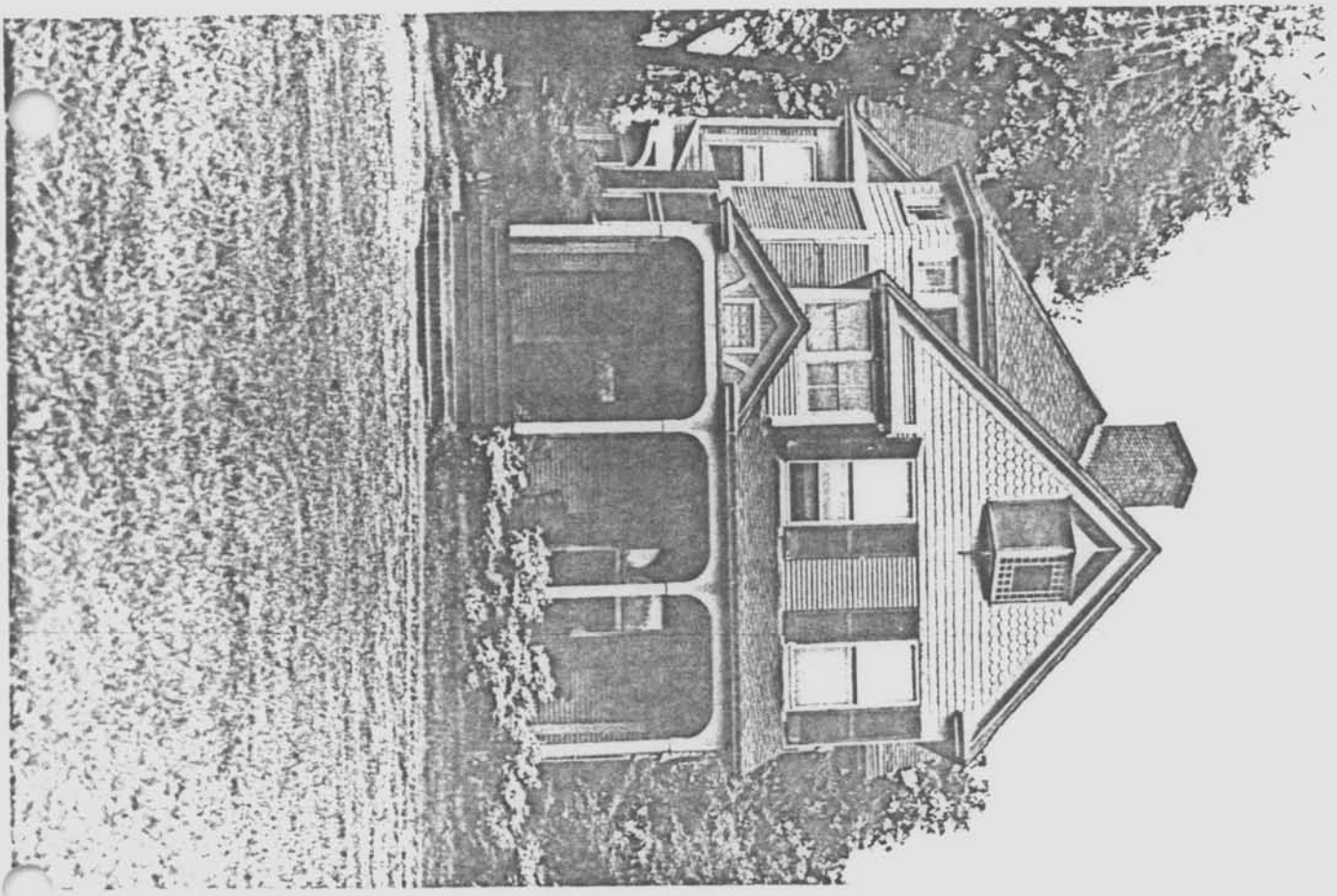

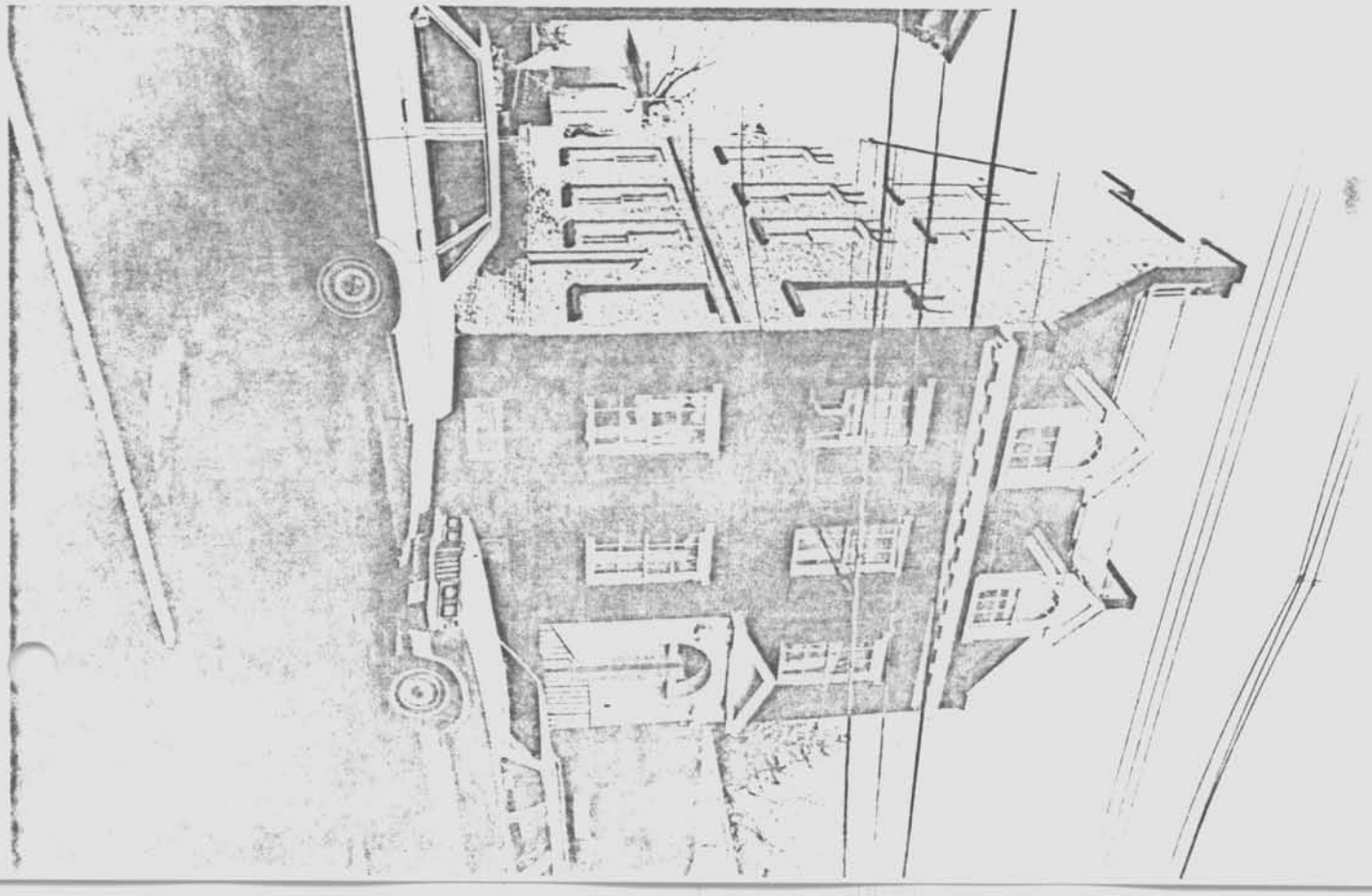

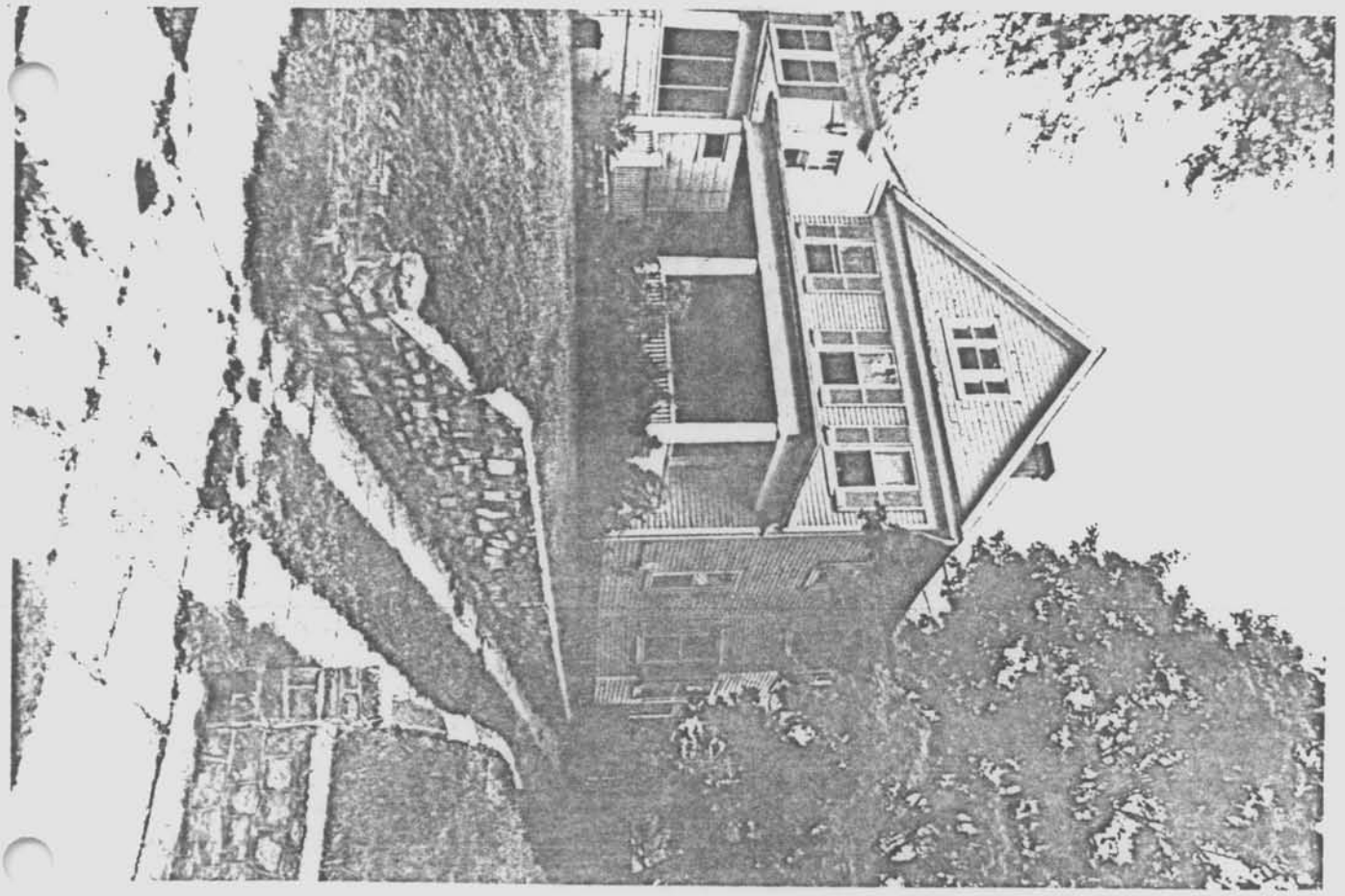

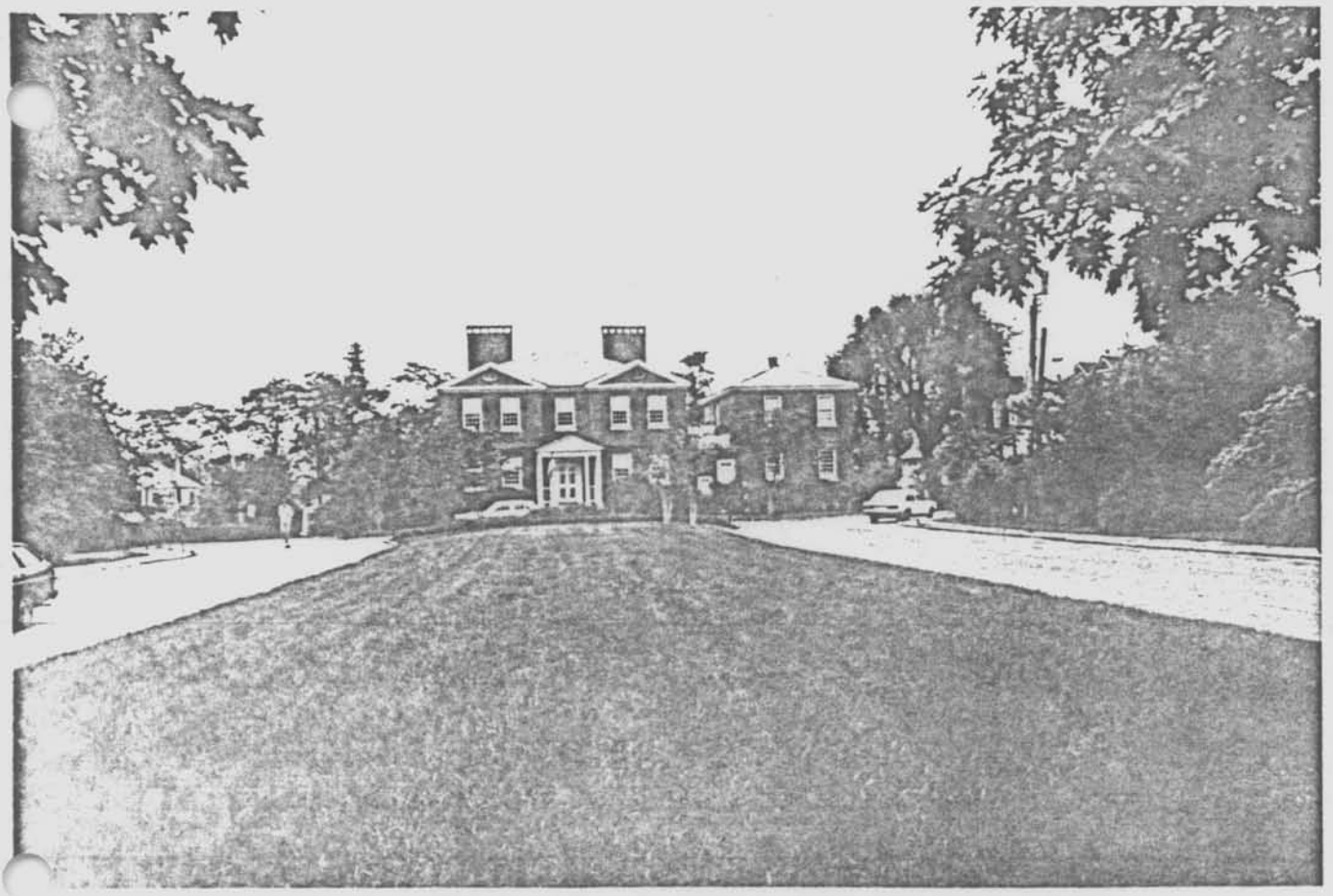

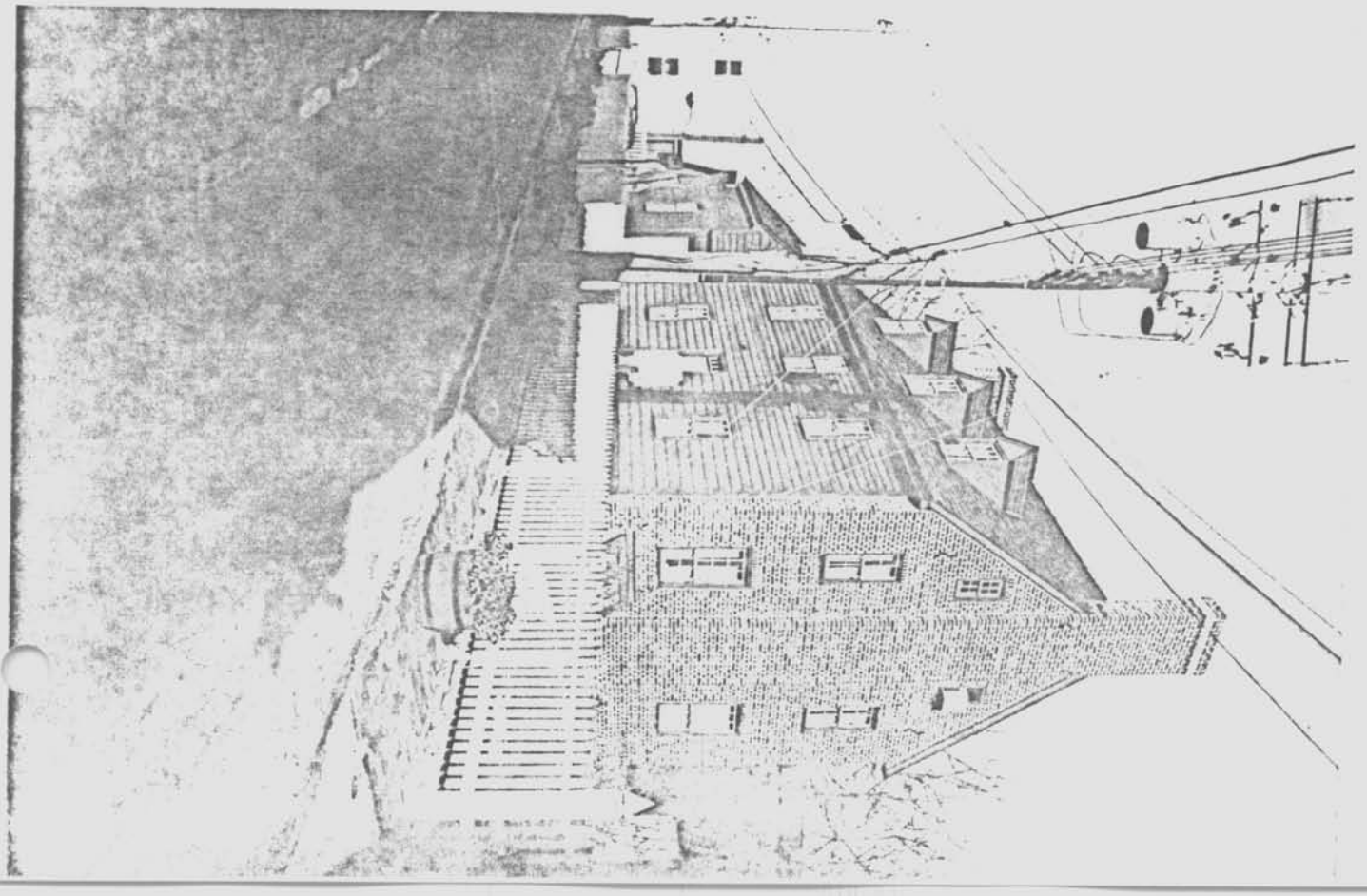

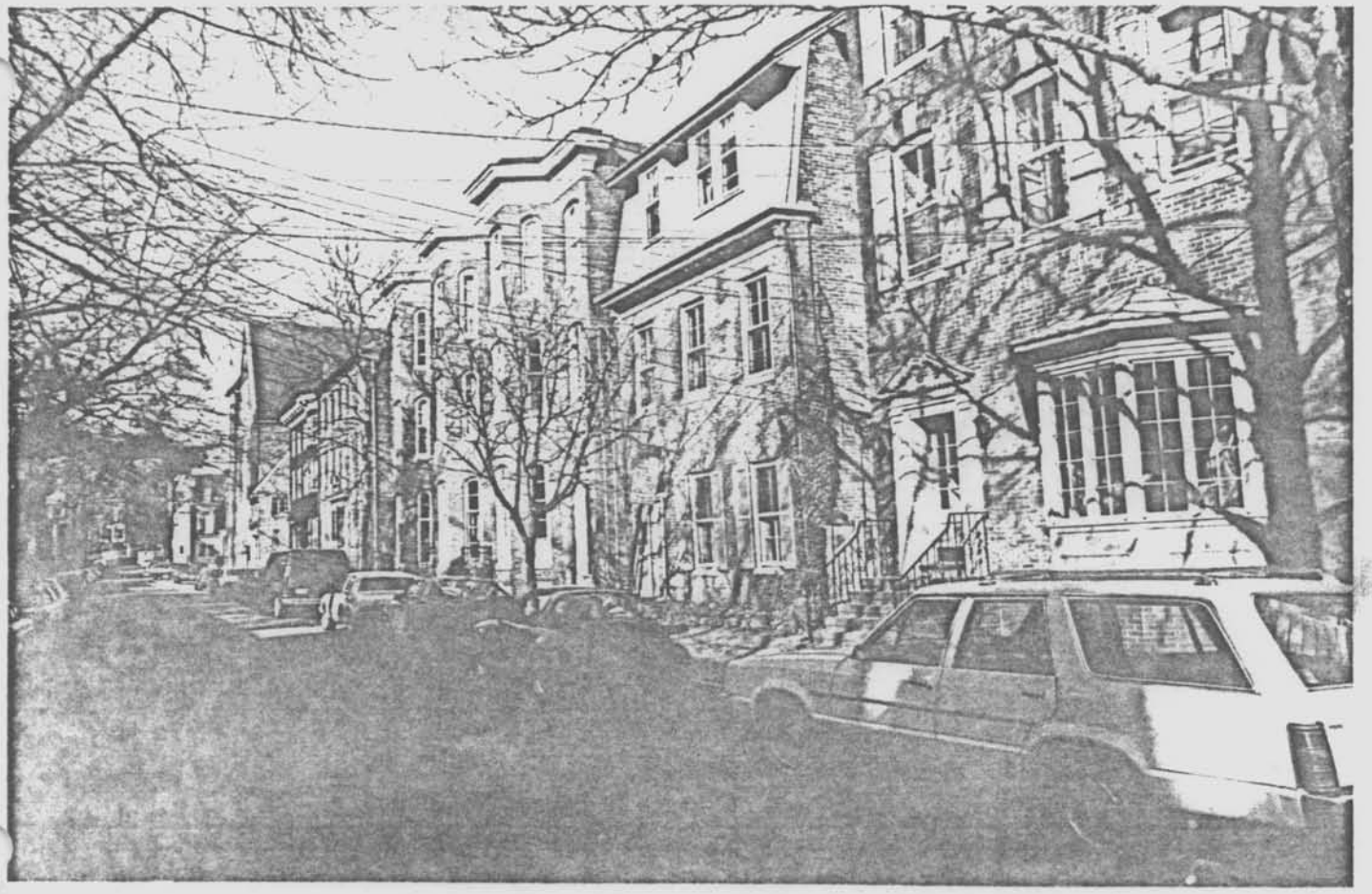

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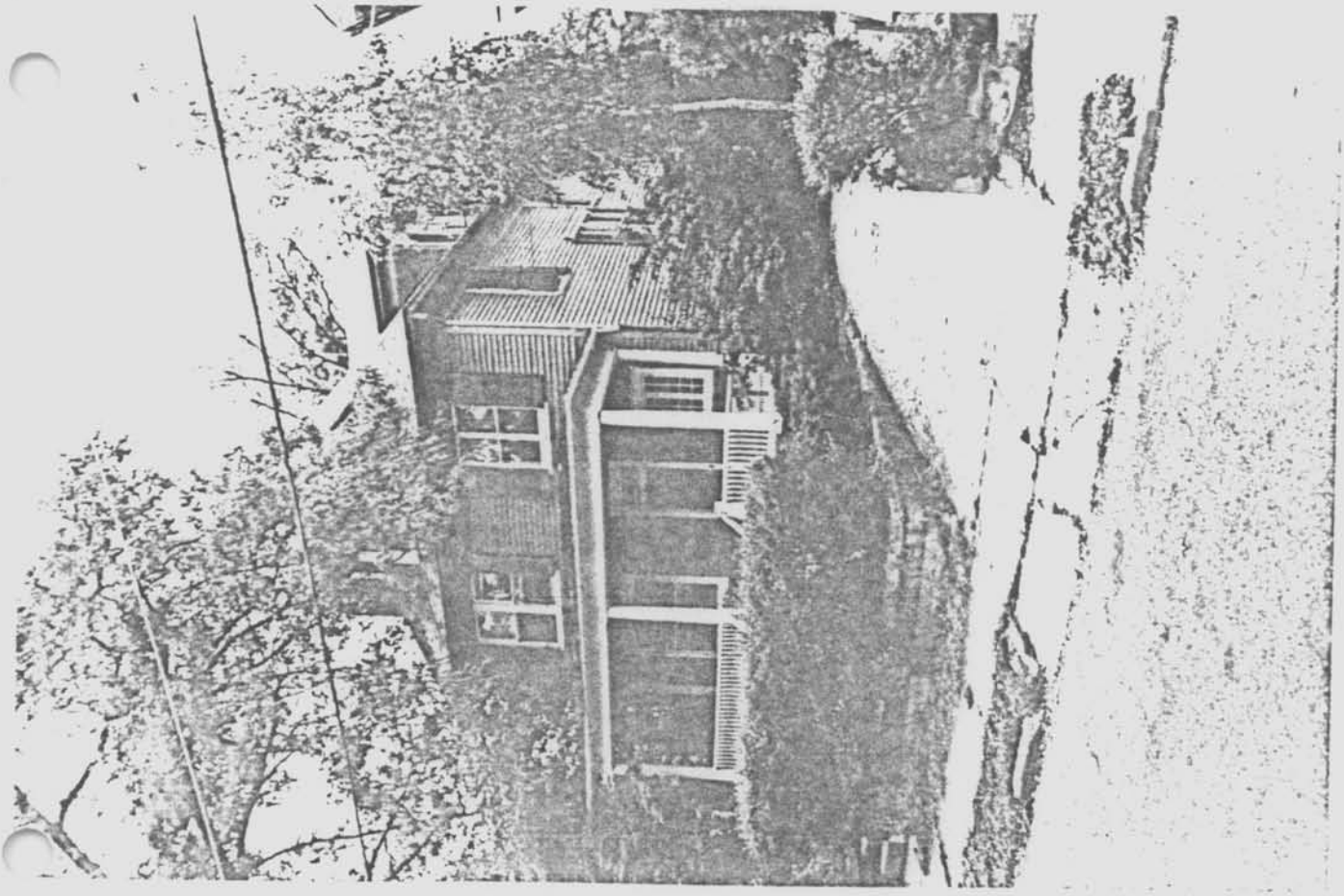

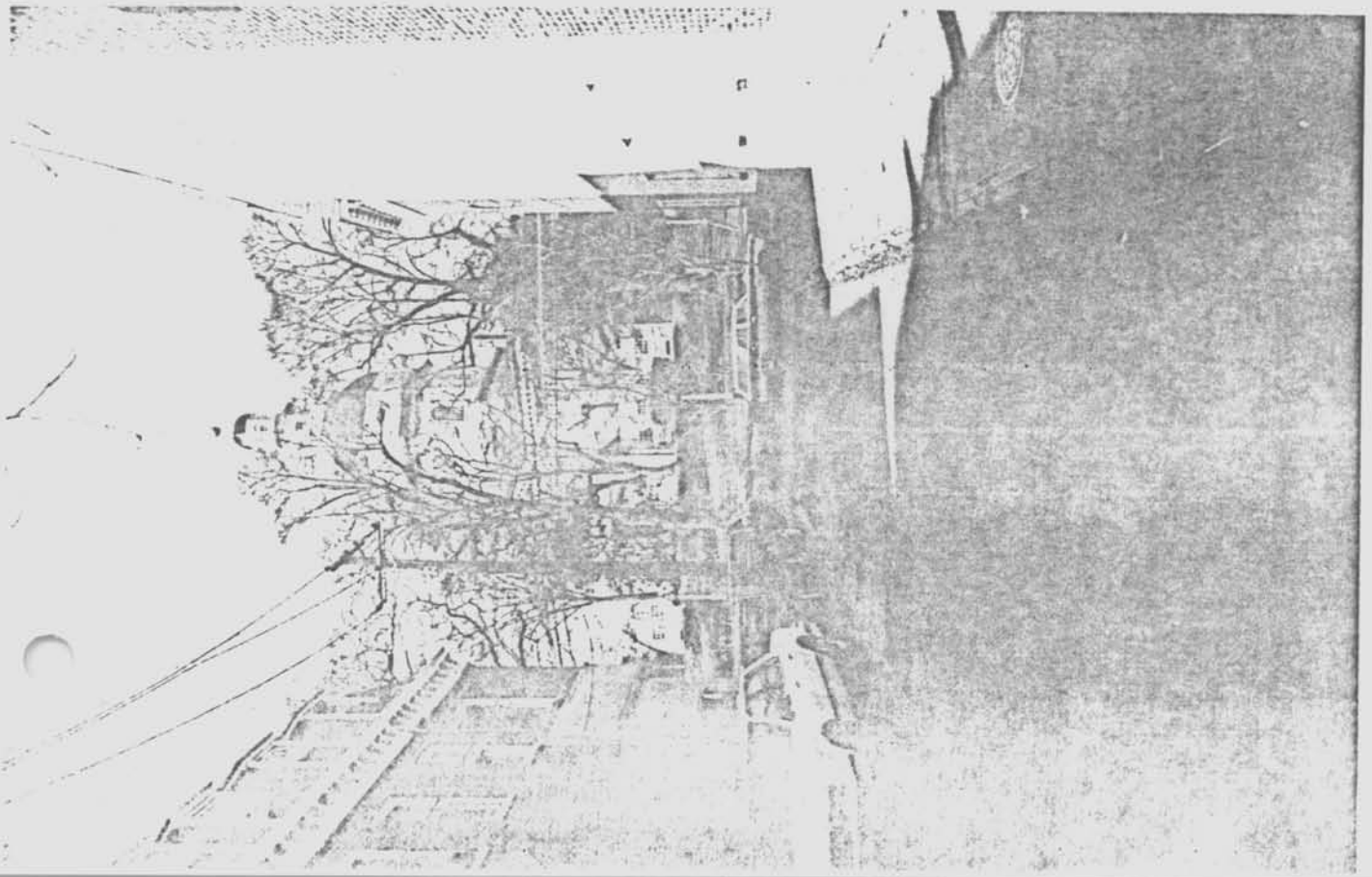

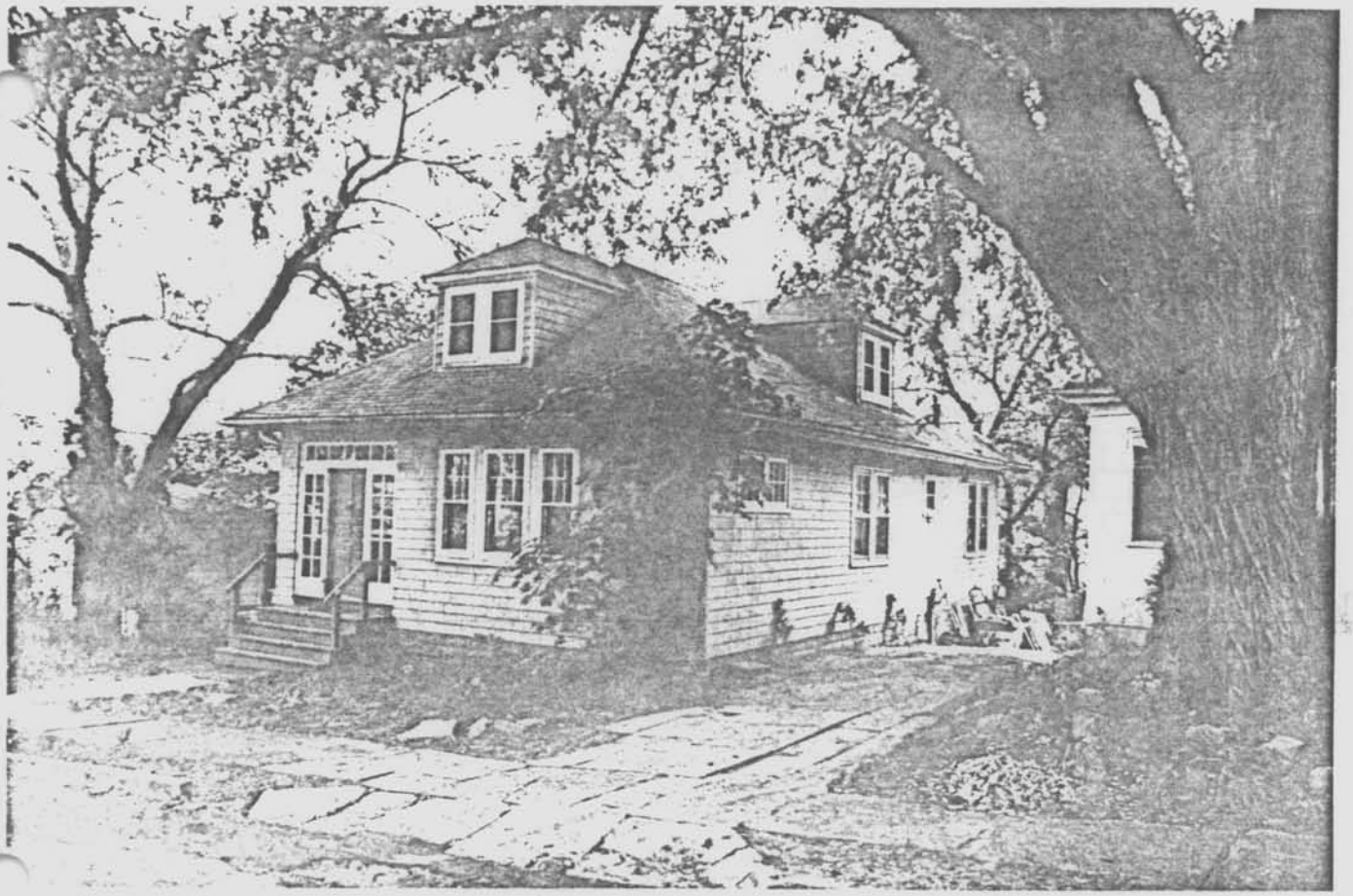

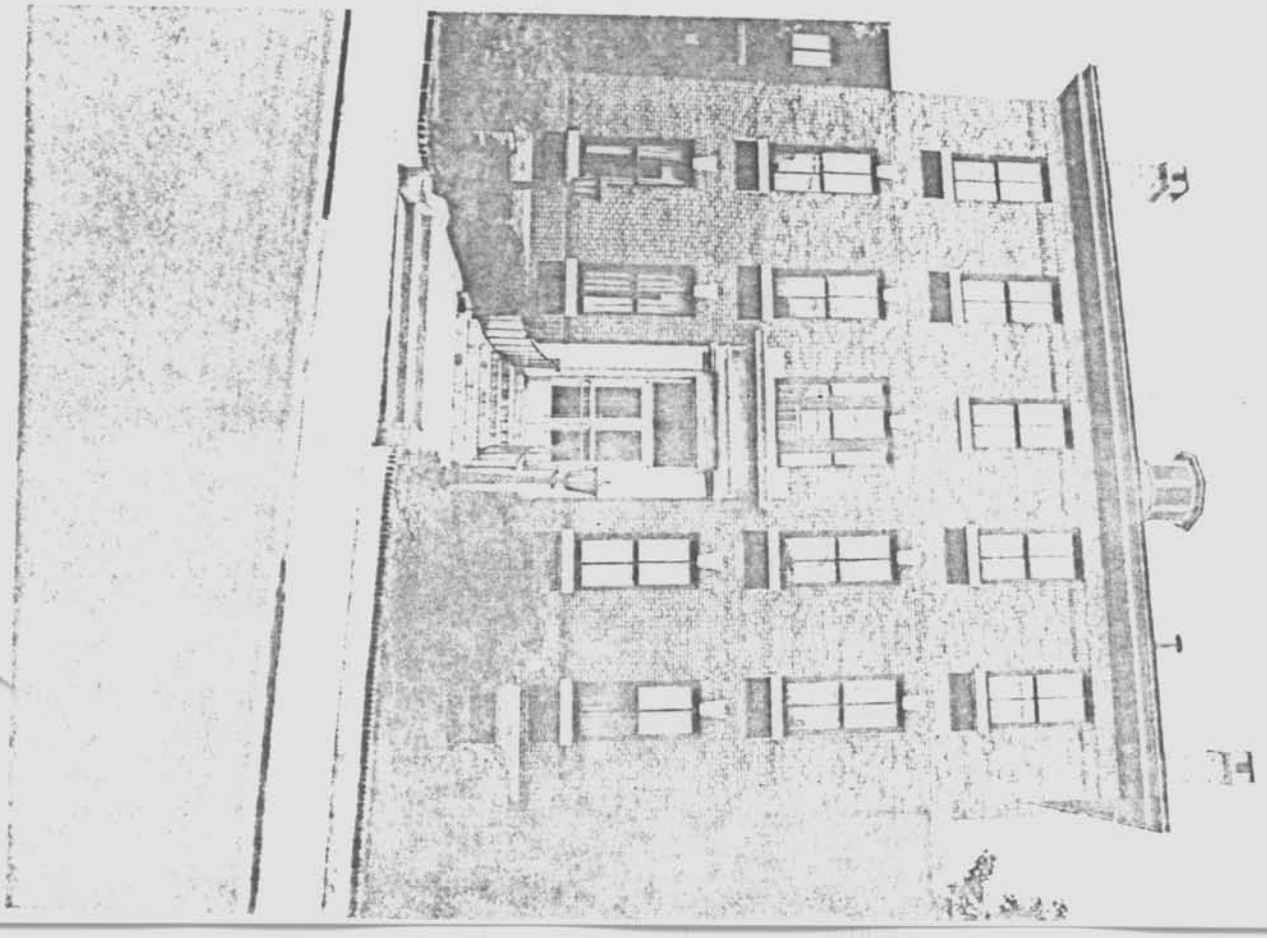

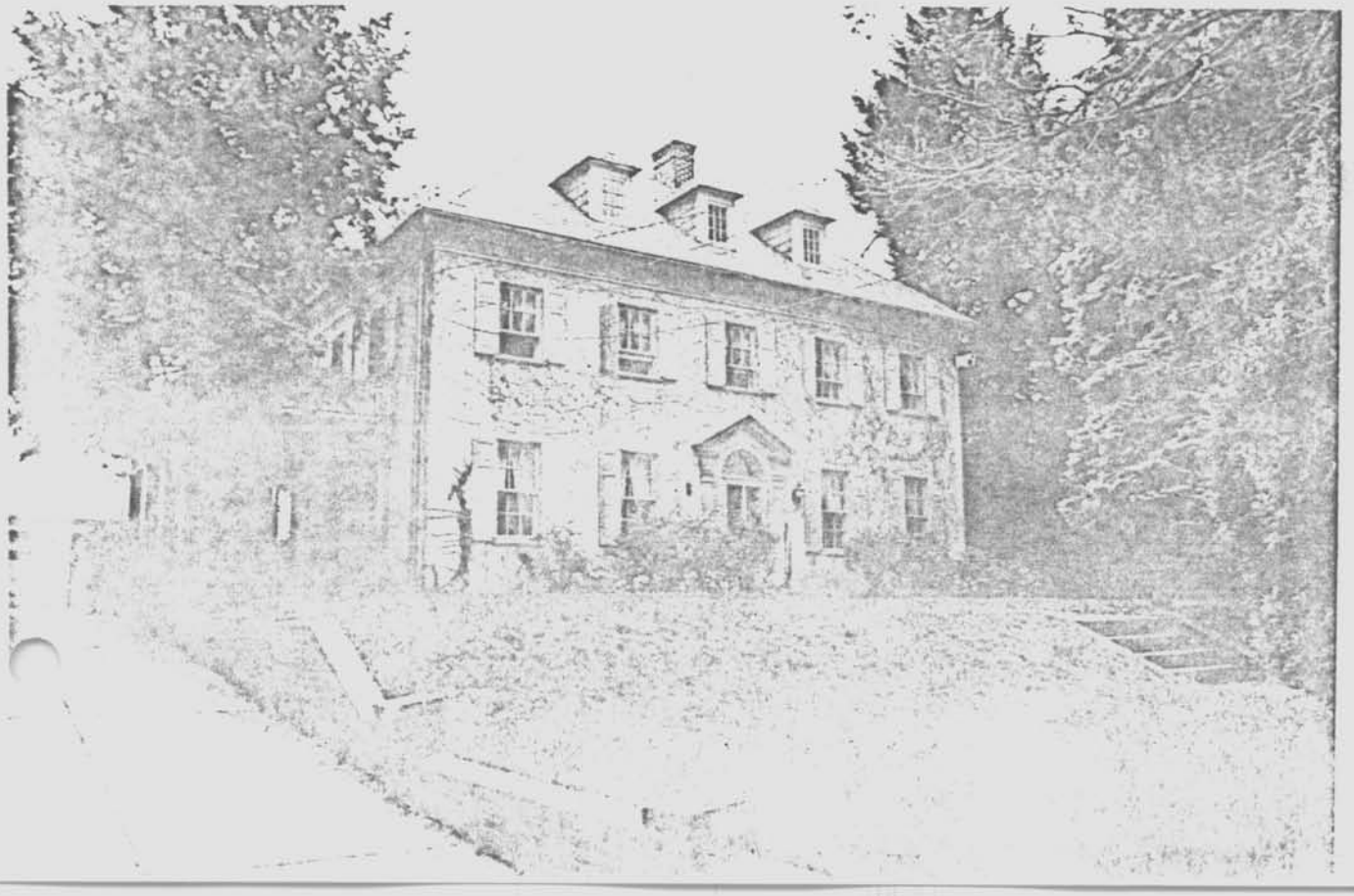

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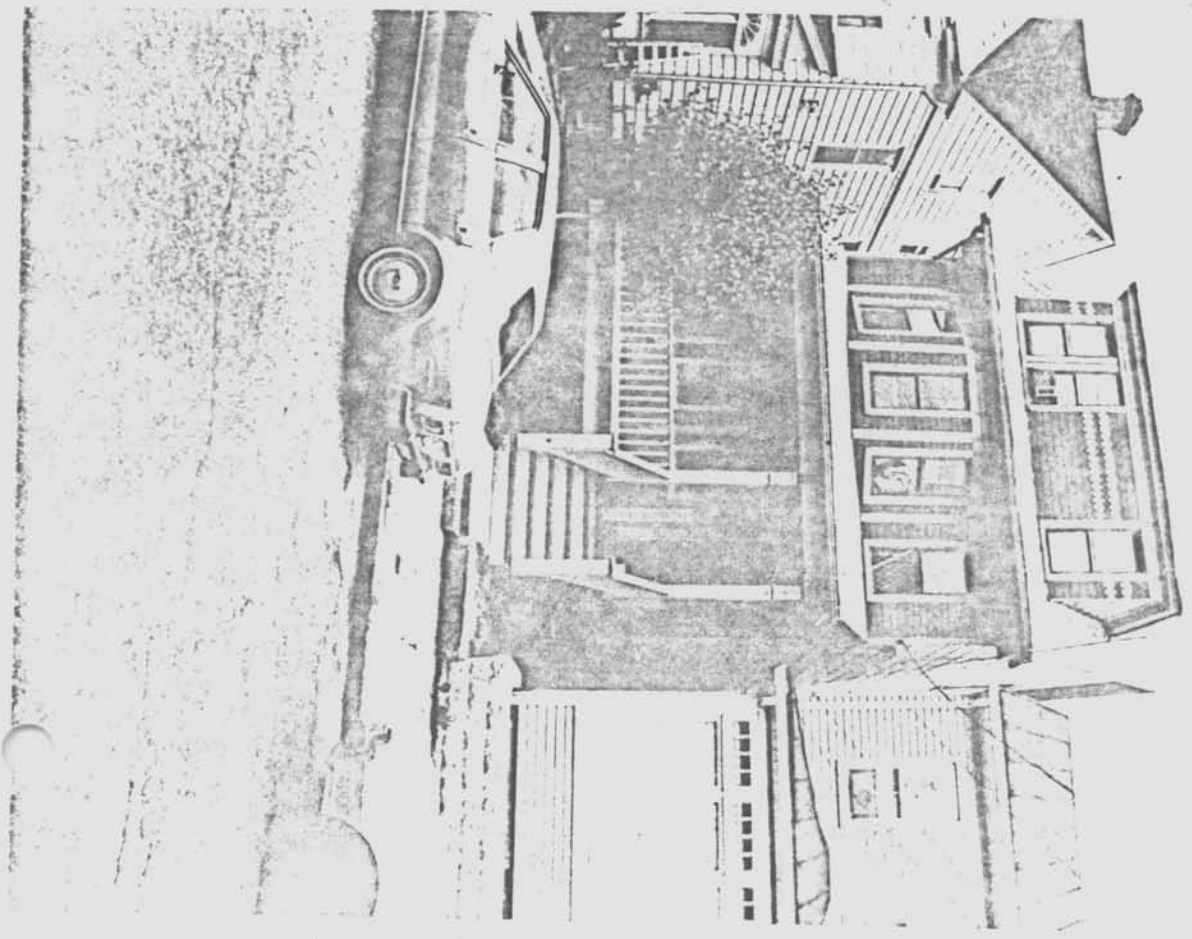

NO
PARKING

AA-2046

160 WEST STREET, ANNAPOLIS, MD 21401

ANNAPOLIS NATIONAL REGISTER DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

JASON SPEICHER

8/1/02

MD SHPO

SOUTH ELEVATION FROM WEST STREET

1/4

AA-2046

160 WEST STREET, ANNAPOLIS, MD 21401

ANNAPOLIS NATIONAL REGISTER DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

JASON SPEICHER

8/1/02

MD SHPO

EAST ELEVATION FROM MUNROE COURT

2/4

AA-2046

160 WEST STREET, ANNAPOLIS, MD 21401

ANNAPOLIS NATIONAL REGISTER DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

JASON SPEICHER

8/1/02

MD SHPO

NORTH ELEVATION FROM MONROE COURT

3/4

AA-2046

160 WEST STREET, ANNAPOLIS, MD 21401

ANNAPOLIS NATIONAL REGISTER DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

JASON SYLEICHER

8/1/02

MD SHPO

WEST ELEVATION FROM 162 WEST STREET

4/4