CAPSULE SUMMARY
AA-504
George Franklin House
67-69 Franklin Street
Annapolis, Anne Arundel County
1876
Private

George Franklin had the Italianate-style building at 67-69 Franklin Street constructed in 1876 as a twin dwelling for his family. This prominently sited brick building is located on the Glebe Lands of St. Anne's Parish, property subsequently owned by the Farmers Bank of Maryland, the first banking institution chartered in Annapolis. Two years after the building was completed, 69 Franklin Street was conveyed to Annie Franklin Schley, who used the dwelling as rental housing until selling it in 1905. The dwelling at 67 Franklin Street, however, remained in the Franklin family until 1944, when it was given to St. Anne's Protestant Episcopal Church. Similarly, the dwelling at 69 Franklin Street was given to the Annapolis Emergency Hospital Association and the Chase Home in 1939. By 1948, Schamyl and Isabelle Cochran owned both dwellings, renovating them for use as apartments. Conveyed as a single property since that time, the building at 67-69 Franklin Street ceased to serve as a domestic property by the latter part of the 20th century.

Designed with late Italianate detailing, the three-story twin dwelling is set upon a raised stone foundation (clad with brick on the facade), and is covered with a sloped roof with a projecting, bracketed wood cornice. The flat-fronted facade facing Franklin Street features pressed brick and is defined primarily by the side-by-side elaborate Italianate door surrounds, and the elongated windows, all elements indicative of the style. A two-story ell extends towards the rear of the lot along Cathedral Street.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. AA-504

1. Name of Property (indicate preferred name)

historic	George Franklin House
other	

2. Location

street and number	67-69 Franklin Street	__	not for publication
city, town	Annapolis	__	vicinity
county	Anne Arundel County		

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

name	Franklin-Cathedral Joint Venture Grantee				
street and number	67 Franklin Street			telephone	301/261-1046
city, town	Annapolis	state	Maryland	zip code	21401-2723

4. Location of Legal Description

courthouse, registry of deeds, etc.	Anne Arundel County Courthouse			liber	4222	folio	229
city, town	Annapolis	tax map	4Z	tax parcel	404	tax ID number	01257000

5. Primary Location of Additional Data

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

6. Classification

Category
- _____district
- _X_building(s)
- _____structure
- _____site
- _____object

Ownership
- _____public
- _X_private
- _____both

Current Function
- _____agriculture
- _X_commerce/trade
- _____defense
- _____domestic
- _____education
- _____funerary
- _____government
- _____health care
- _____industry
- _____landscape
- _____recreation/culture
- _____religion
- _____social
- _____transportation
- _____work in progress
- _____unknown
- _____vacant/not in use
- _____other:

Resource Count

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of Contributing Resources previously listed in the Inventory

1

7. Description

Inventory No. AA-504

Condition

___ excellent ___ deteriorated
X_ good ___ ruins
___ fair ___ altered

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

The property at 67-69 Franklin Street, located at the intersection of Franklin Street and Cathedral Street in western downtown Annapolis, was improved by the construction of a three-story, brick twin dwelling in 1876. Designed with late Italianate detailing, the twin dwelling is set upon a raised stone foundation (clad with brick on the facade), and is covered with a sloped roof with a projecting, bracketed wood cornice. The flat-fronted facade facing Franklin Street features pressed brick and is defined primarily by the side-by-side elaborate Italianate door surrounds, and the elongated windows, all elements indicative of the style. A two-story ell extends towards the rear of the lot along Cathedral Street.

Exterior Description:

The southeast facade facing Franklin Street, divided into six equal bays, presents two single-family dwellings that are each three bays wide and feature a side-hall entry. The first story is raised above the street level and consists of two centrally placed, side-by-side entries with two single windows holding 4/4 double-hung sash surmounted by two-light transoms to either side. The windows are modern replacements with simulated muntins that match the original lite configuration. The openings retain their original stone sills and pedimented lintels. The entry doors (each have paired, four-paneled wood doors with two-lite transoms above) are recessed into the brick walls, defined by wooden architrave surrounds with a bracketed cornice. The entries are reached by brick stairs, leading to a brick landing and having a modern wrought iron railing.

The second and third stories have six, symmetrically placed, single 2/2 replacement windows with stone sills and stone lintels. The window openings, all of which are elongated, diminish in length at each successive floor level. The Italianate-style cornice caps the facade of the building above the third story windows. The entablature features paired brackets separated by recessed panels, and supports a wide, boxed wood cornice.

The northeast side elevation includes a three-bay-deep main block and a four-bay-deep, two-story rear ell that is original. The front two bays of the main block are defined by a raised stone foundation, and single window openings on the second and third stories to either side of a central, flush brick chimney (stack has been partially dismantled). The first story is an unpierced brick wall. The windows all have 6/6 replacement sash. The third bay of the main block is recessed from the principal wall plane, and is obscured in part by a two-story addition abutting the rear ell. A single 6/6-replacement window is visible in the third story of this recessed bay.

The southwest side elevation is similarly articulated with single 6/6-replacement windows in the second and third stories of the front two bays and single openings in the third, recessed bay. The recessed bay features 6/6-replacement windows on the second and third stories and a single entry door on the first story. The wood door has four panels and is surmounted by a single-lite transom.

The rear ell, contemporaneous to the main block, extends four irregular bays in depth. A door, occupying the relative center of the rear ell and raised above street level, is flanked by 6/6-replacement windows and sheltered by a hipped roof porch supported by wooden wall brackets. A single 6/6 window is located to the south, separated from this secondary entry door by a brick chimney stack. The second story has three single 6/6 windows. All of the windows have original molded trim and brick rowlock lintels, although all sash are modern replacements. An English basement cut into the stone foundation wall of the rear ell features two four-paneled wood doors and an original wrought-iron railing. A set of paired windows is next to the English basement door opening.

The northwest (rear) elevation consists primarily of the rear wall of the two-story ell, with the third story of the main block rising well behind it. This rear ell has a sloped roof, hidden behind a stepped parapet, and is divided into four bays. The first story consists of a series of four door openings; the second story consists of two single windows, a door opening, and a filled in opening. A shed-roof porch with wooden posts extends across two bays of the rear wall. The door openings are all original, but do not retain their original doors. The two central openings have historic wood paneled doors, while the two end doors--one with multi-lights, the other with five horizontal panels--are more modern. The second story has two 6/6-replacement windows and a multi-paned wood-and-glass door opening. A full-width wood frame porch with a roof deck at one time extended across this elevation.

The interior of the building was not accessible at the time of the survey.

8. Significance

Inventory No. AA-504

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

Specific dates 1876-1948 **Architect/Builder** Unknown

Construction dates 1876

Evaluation for:

_____ National Register _____Maryland Register ___X___not evaluated

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

George Franklin had the Italianate-style building at 67-69 Franklin Street constructed in 1876 as a twin dwelling for his family. This prominently sited brick building is located on the Glebe Lands of St. Anne's Parish, property subsequently owned by the Farmers Bank of Maryland, the first banking institution chartered in Annapolis. Two years after the building was completed, 69 Franklin Street was conveyed to Annie Franklin Schley, who used the dwelling as rental housing until selling it in 1905. The dwelling at 67 Franklin Street, however, remained in the Franklin family until 1944, when it was given to St. Anne's Protestant Episcopal Church. Similarly, the dwelling at 69 Franklin Street was given to the Annapolis Emergency Hospital Association and the Chase Home in 1939. By 1948, Schamyl and Isabelle Cochran owned both dwellings, renovating them for use as apartments. Conveyed as a single property since that time, the building at 67-69 Franklin Street ceased to serve as a domestic property by the latter part of the 20th century.

Property History

James Stoddert surveyed the property on which the Franklin House at 67-69 Franklin Street stands in 1718. Stoddert's map indicates St. Anne's Parish owned three lots (59, 60, and 61), which remained unimproved under their custody. According to a 1742 act of Assembly, the Parish was given permission to lease the lots for twenty-one years to "such persons as might be willing and desirous to receive such Lease of the Lots aforesaid, or some of them, and to Build on and otherwise improve the same."[1] A second act of Assembly was granted in 1747 that extended the period of the lease to sixty-three years with an annual fee of four pounds sterling. This second act was needed, as the Parish had been unable to lease the property, because the twenty-one year lease was not considered profitable by prospective investors. With the provisions of the new act, the Parish successfully leased all three lots within months.

Daniel Dulany leased lot 59, while lot 60 and part of lot 61 in Parcel 5 were leased to William Reynolds. The westernmost portion of lot 61, "whereon is standing a stone house, formerly the prison," was subleased to Thomas King.[2] Prior to leasing the property from the Parish, Reynolds maintained a shop in Annapolis where he sold "sundry European and India goods, spices, confections, spirits, and other miscellaneous merchandise."[3] In 1747, Reynolds' was noted in the *Gazette* as a hatter, and later as a public house keeper. Reynolds did not advertise that he maintained a tavern in his home on Church Circle; however, Mary Fonnereau appears to have placed a public notice announcing that she operated an ordinary on the property leased previously to Reynolds. Fonnereau was granted a license "to keep an Inn or Ordinary in the Dwelling House of William Reynolds" on November 11, 1755.[4] This license and advertisement, coupled with the lease granted to Reynolds by the Parish, indicates that the building presently standing at 6 Church Circle (AA-402) was constructed between 1747 and 1755. The sublease between Reynolds and Fonnereau was renewed in 1756.

[1] Bernard Christian Steiner, ed. *Archives of Maryland, Volume XLII: Proceedings and Acts of the General Assembly of Maryland, Volume 20, 1740 to 1744.* (Baltimore, MD: Maryland Historical Society, 1923), p. 432.
[2] Vestry Minutes of St. Anne's Parish, vol. 1, folio 295.
[3] Advertisements in *Maryland Gazette*, 1745-1751.
[4] Anne Arundel County Court Judgments, ISB #3, folios 335-336.

When Fonnereau's lease expired in 1757, William Reynolds applied for a license to keep a tavern in "his dwelling house."[5] Reynolds appears to have renewed the tavern lease each year until 1767. An advertisement in the *Maryland Gazette* documents that Reynold's named his tavern the *Beaver and Lac'd Hat.*[6] His will was probated in 1777, and after monetary bequests, "all the rest and residue of [his] present estate both real and Personal" were devised to his second wife, Mary, and daughter Margaret. Reynolds' estate was valued at 2,440 pounds, with the house and leased lot valued at 1,200 pounds. Following the death of Mary Reynolds sometime before 1783, the property was conveyed to her daughter, Margaret Reynolds, and her husband, Alexander Trueman.

In 1789, Trueman leased the property to Deborah Reynolds, granddaughter of William Reynolds. Simultaneously, he deeded the residue of his real property to Gabriel Duvall in trust. A prominent lawyer and statesman, Duvall was charged with selling the land and paying Trueman's many debts. In 1794, two years after Trueman had been killed by Indians while in the Ohio Valley, a Chancery Court case was brought against Duvall and William Dent Beall (a creditor of Trueman) by the Corporation of the City of Annapolis. The case was related to Trueman's many debts, which included the satisfaction of William Reynolds' legacies, payment of debt to the State of Maryland, payment of debts due to William Dent Beall, and payment of debts to the City Corporation. The Corporation was distressed because the property was not sold, yet the "interest on the debt [was] daily increasing and the property and improvements [were] decaying and becoming less valuable...."[7] Duvall testified that he had endeavored a number of times to execute the trust by selling the property, but had "never been offered for any of the said property...any price which was in his opinion nearly equal to the value of the property and therefore he deemed it most advantageous to the creditors to delay the sale...."[8] Duvall stated that "the said house and lot [had] been occupied by Mrs. Reynolds and her two daughters by direction of said Trueman until late in the year 1791 and when they left it, it was rented out by [Duvall] until the present time and the improvements were much out of repair when the same was rented."[9] After 1791, the property was leased to William Goldsmith, city councilman and sheriff of Annapolis in the 1780s. John Davidson bought the lease for 1,020 pounds several months after the Chancery Court case commenced. Davidson was a prominent member of Annapolis society, serving as collector of the port in the early 1790s, register of the free School, purveyor of arms for the Revolutionary Army, and city councilman. Upon his death in 1794, Eleanor Davidson received title to the lease, and appears to have lived in the dwelling sometime after 1794 until 1812. Title of the property was confirmed in 1798.

On February 3, 1812, Eleanor Davidson sold the lease and brick dwelling to the President, Directors, and Company of the Farmers Bank of Maryland for $3,600. Six years later, St. Anne's Parish sold lot 60 to the bank for $350. The Farmers Bank of Maryland, incorporated in 1804, was one of the first four banking institutions chartered in the state, and the first in Annapolis. As documented in *Architecture in Annapolis: A Field Guide*, the bank was formed specifically for the purpose of supporting agricultural production, complementing the Baltimore banks that primarily were involved with commercial and industrial activities. "Recognizing that farmers often had few assets besides land, Farmers Bank was the first in the state to accept real property as security for loans. The bank also was the first in the nation to pay interest on deposits."[10]

The Farmers National Bank retained ownership of Lot 60 throughout the 19th century. However, a rectangular parcel at the intersection of Doctor Street (now Franklin Street) and Cathedral Street was subdivided and sold by the bank for $2,000 in September 1869. The unimproved lot was described in the deed of sale as "...running then sixty feet northeastwardly to a point sixty feet from

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[5] Historic American Buildings Survey, "Addendum to Reynolds Tavern," MD-248. Edited by Eleni Silverman, July 1975.
[6] *Maryland Gazette*, August 29, 1765.
[7] Historic American Buildings Survey, "Addendum to Reynolds Tavern," MD-248. Edited by Eleni Silverman, July 1975.
[8] Chancery Court Record, Liber 29, Folio 14.
[9] Historic American Buildings Survey, "Addendum to Reynolds Tavern," MD-248. Edited by Eleni Silverman, July 1975.
[10] Marcia M. Miller and Orlando Ridout V, editors, *Architecture in Annapolis: A Field Guide*. (Crownsville, MD: Maryland Historical Trust, 1998), p. 72.

Cathedral Street thence with the division line between this lot and McLarkin's lot sixty feet to Cathedral Street...."[11] George E. Franklin, a grocer and hardware store merchant, purchased the property that was to be known as 67-69 Franklin Street.

George Edward Franklin was born in October 1809 to Elizabeth Mackubbin and Thomas Franklin, who resided in the prominent dwelling at 6 Church Circle during his tenure as cashier for the Farmers National Bank. The adjacent parcel 4, which included Stoddert Lots 62-66 along Cathedral and Franklin Streets to the west, was purchased in April 1867 by James Shaw Franklin, George's younger brother.

Building History

Seven years after purchasing the property, George Franklin oversaw the completion of the imposing twin dwelling in 1876. The tax assessments for that year charged Franklin for a lot at the corner of Doctor Street and Cathedral Street improved by one brick house, collectively valued at $4,800. Two years after the building's completion, George Franklin conveyed a portion of it to his daughter, Annie Rebecca Franklin Schley. The deed, dated May 2, 1878, transferred ownership to Schley with "natural love and affection...all that lot or parcel situated on the west side of Doctor Street in the City of Annapolis, improved by a three-story brick building, where the said Annie Schley now resides."[12] This sale included only the single-family twin dwelling at 69 Franklin Street. The 1880 census records that Annie Schley and her husband W. Scott Schley, did not reside in the dwelling. It was, however, occupied by Franklin's eldest son, Thomas Franklin and his family. Thomas Franklin, born in 1842, was a civil engineer who had married Mary Bowie in 1870. The twin dwelling at 67 Franklin Street was retained and occupied by George E. Franklin and his wife, Maria Caroline Johnson, formerly of Baltimore City. Daughters Elizabeth and Maria Franklin also lived in the dwelling with their parents.

The prominent two-story brick building, set on a raised English basement, did not appear on the 1877 *Gray's Map of Annapolis*, despite the 1876 tax assessment. It did, however, appear on the 1878 *Hopkins Map of Annapolis*. The building was denoted on the 1885 Sanborn Map as a three-story brick structure divided at the center by a party wall. A three-story ell and a two-story ell augmented each of the two dwellings at the rear. Additionally, a full-width open porch of wood frame extended along the rear two-story ell. The dwelling at 67 Franklin Street, which was occupied by George Franklin, was also finished with a side porch of wood frame that ran the depth of the three-story ell along Cathedral Street. The rear of the rectangular lot was improved by two one-story wood frame sheds, one square in plan and the other rectangular in plan. A one-and-a-half-story wood frame carriage house stood at the rear of the lot. By 1897, as noted on the Sanborn Maps, the full-width rear porch was removed from the rear ell of the dwelling at 69 Franklin Street, although it remained on the rear of 67 Franklin Street. Additionally, the rectangular shed had been razed and a square shed added to the southeast elevation of the carriage house. The 1903 Sanborn Maps indicate that the rear porch had been replaced at 69 Franklin Street and the one-story shed and addition to the carriage house had been razed. The one-story side porch at 67 Franklin Street was no longer extant, however, by 1908, the porch had been reconstructed.

67 Franklin Street

George Franklin died in 1884 and Elizabeth Franklin passed away in 1893. The dwelling at 67 Franklin Street was bequeathed equally to daughters, Elizabeth Mackubbin Franklin and Maria Caroline Franklin for life, with remainder of life estate to their sons, James Franklin and George E. Franklin, Jr. The 1900 census records that the sisters were the only occupants of the dwelling at the turn of the 20th century. Elizabeth Franklin died in July 1904, and upon the 1922 death of James Franklin, one-half interest was conveyed to niece Virginia Schley Wortley, with Maria Caroline Franklin retaining one-half interest and being the only occupant in the dwelling. The 1920 census indicated that Maria Franklin continued to reside in the dwelling, leasing rooms to boarder, Albert

[11] Anne Arundel County Land Records, Liber SH 4, Folio 5.
[12] Anne Arundel County Land Records, Liber SH 12, Folio 29.

Wilson, a twenty-eight year old bank bookkeeper. With the 1941 death of Virginia Schley Wortley, one-half interest was devised equally to her children, Anne Wortley Plumer and Ralph Stuart Wortley. One year later, Maria Caroline Franklin bequeathed her one-half interest to St. Anne's Protestant Episcopal Church. Similarly, in 1944, Anne Wortley Plumer Sawtelle and Ralph Stuart Wortley sold their one-half interest to St. Anne's Protestant Episcopal Church. On April 3, 1945, the Rector, Wardens and Vestrymen of St. Anne's Protestant Episcopal Church sold the dwelling at 67 Franklin Street to Schamyl and Isabelle Cochran.

69 Franklin Street

Winfield Scott Schley, the son of John Thomas and Georgianna Virginia (McClure) Schley, was born in Frederick, Maryland in 1839. He graduated from the United States Naval Academy (class of 1860) and was commander of the Flying Squadron in the Spanish-American War. In 1901, Admiral Schley retired from the Navy and moved to New York City with his wife, Annie R. Schley. They leased the dwelling at 69 Franklin Street to Albert Stallings, a farmer born in 1850.[13] Stallings' wife Eva, four sons, and an African-American servant also lived in the dwelling. It was sold to Julian Brewer in 1905. Brewer, who occupied the dwelling with his family, was born in 1844. He worked as a real estate and insurance agent, as well as serving as the fire marshal of Annapolis from 1889-1900. Brewer sold the property on Franklin Street in December 1913, less than seven months prior to his death in July 1914. The property had been placed in trust, with Frank H. Stockett acting as trustee. Stockett transferred ownership to J. Clayton Brewer, the second son of Julian Brewer.

John Clayton Brewer, born in New Jersey in 1871, graduated from St. Johns College in 1898 and worked with his father as a real estate and insurance agent. The younger Brewer lived in the dwelling with his sister, Helen Brewer. The 1921 Sanborn Maps indicate that the rear of the property had been subdivided, although it had not been sold. This narrow rectangular lot, which fronted Cathedral Street, contained the carriage house and a one-story wood frame shed. By 1930, the property had been sold, the outbuildings razed, and a one-story single-family dwelling of wood frame erected at 96 Cathedral Street. Further, a two-story wood frame porch that mimicked the one-story porch on 67 Franklin Street was added to the northeast elevation of the three-story ell at 69 Franklin Street.

Brewer bequeathed the property upon his death in 1939 (in Palm Beach, Florida) to the Annapolis Emergency Hospital Association and the Chase Home. The Annapolis Emergency Hospital Association, with a medical facility at 64 Franklin Street (AA-501), was incorporated in 1902. The Chase Home was formed in 1883, when Hester Ann Chase Ridout bequeathed the property located at 22 Maryland Avenue (AA-628) to St. Anne's Episcopal Church for use as a home for elderly ladies. Brewer's intent for the building at 69 Franklin Street appears to have also been for housing of the elderly and sick. However, the Hospital Association and the Chase Home conveyed their interest in the building in 1942 to Annapolis Realty. The real estate company utilized the single-family dwelling as rental housing, selling it in 1948 to Schamyl Cochran. The sale included the house at 69 Franklin Street, as well as 54-56-58 Cornhill Street. Thus, by September 1948, Cochran owned the entire building denoted as 67-69 Franklin Street.

67-69 Franklin Street

Following consolidation of the property for the first time since 1878, the new owner began a series of improvements, which included removal of the wood frame porches. The rear porch at 69 Franklin Street, however, was retained. Further, a two-story addition with brick facing was added to the northeast elevation of 69 Franklin Street. Schamyl Cochran was born in Houston, Texas in 1886. He graduated from the United States Naval Academy in 1908, and retired as a Lieutenant Commander in 1926. Among Cochran's many holdings in Annapolis were 63 Franklin Street (AA-1765), 37-39 Maryland Avenue (AA-25), and Wilmer's Preparatory School at 91-

[13] This building has been identified by several sources as the Admiral Franklin House – Admiral applies to Winfield Scott Schley and Franklin is his wife's maiden name.

93 Cathedral Street. While living in Annapolis, Cochran operated a preparatory school at 91-93 Cathedral Street (formerly operated by Joseph R. Wilmer).

The property at 67-69 Franklin Street, however, was renovated on the interior to serve as apartments. The city directory noted that dentist L.F. Milliken, Marion D. Pennington, and C.J. Griffin occupied 67 Franklin Street, while J.S. Walker and Frances Hoot occupied 69 Franklin Street. Cochran continued to use the property as rental housing. Many of the occupants were employed at the neighboring Anne Arundel Medical Center. In October 1957, Schamyl and Isabelle Cochran sold the property to Stuart M. Christhilf, Jr., Joseph C. Sheehan, and Robert A. Riley, Jr., who were trading as Christhilf, Sheehan, and Riley. By July 12, 1960, the property had been transferred to Casarama, Inc., which was owned by the Christhilfs. Dr. Stuart Christhilf was the sole occupant at 69 Franklin Street, while 67 Franklin Street continued to be used as apartments. The company was annulled in April 1973, although it continued to rent the apartments. Yet, several of the apartments at 67 Franklin Street were converted to serve as offices, which were typically occupied by persons and companies associated with the activities of the adjacent courthouse. In December 1986, Anthony F. Christhilf and Mark M. Christhilf, the surviving directors of Casarama, Inc., sold the building to the current owners, Franklin-Cathedral Joint Venture, which use it today as law offices.

Chain of Title

1694:	Lot 61 surveyed for Vestry of St. Anne's Parish Archives of Maryland XIX, Folio 110
July 16, 1818:	St. Anne's Parish sold property to Farmers Bank of Maryland Land Records of Anne Arundel County Liber WSG 6 Folio 31
September 13, 1869:	Farmers National Bank to George E. Franklin and Maria Caroline Johnson Franklin Land Records of Anne Arundel County Liber SH 4 Folio 5
March 6, 1884:	George E. Franklin personal property was devised Will Records of Anne Arundel County Liber RID 1 Folio 523

67 Franklin Street

May 22, 1902:	Edward C. Gantt, Trustee, to George E. Franklin's children, Elizabeth M. Franklin and Maria Caroline Franklin for life, with remainder of life estate to James Franklin and George E. Franklin, Jr. Land Records of Anne Arundel County Liber GW 26 Folio 106

December 12, 1922:	James Franklin devised one-half interest to niece Virginia Schley Wortley, with Maria Caroline Franklin retaining one-half interest Land Records of Anne Arundel County Liber GW 49 Folio 227 Will Records of Anne Arundel County Liber OBD 3 Folio 307
December 10, 1941:	Virginia Schley Wortley devised one-half interest to Anne Wortley Plumer and Ralph Stuart Wortley, with Maria Caroline Franklin retaining one-half interest
February 3, 1942:	Maria Caroline Franklin to St. Anne's Protestant Episcopal Church One-half interest Will Records of Anne Arundel County Liber RGP 1 Folio 470
March 31, 1944:	Anne Wortley Plumer Sawtelle and Ralph Stuart Wortley to St. Anne's Protestant Episcopal Church One-half interest Land Records of Anne Arundel County Liber JHH 307 Folio 135
April 3, 1945:	Rector, Wardens and Vestrymen of St. Anne's Protestant Episcopal Church to Schamyl and Isabelle Cochran Land Records of Anne Arundel County Liber JHH 333 Folio 148

69 Franklin Street

May 2, 1878:	George and Maria Caroline Johnson Franklin to daughter Annie R. Schley Land Records of Anne Arundel County Liber SH 12 Folio 49
November 1, 1905:	Winfield Scott Schley and Annie R. Schley to Julian Brewer Land Records of Anne Arundel County Liber GW 47 Folio 26
December 16, 1913:	Julian Brewer in deed of trust to Frank H. Stockett for J. Clayton Brewer Land Records of Anne Arundel County Liber GW 104 Folio 199
March 11, 1939:	J. Clayton Brewer to Annapolis Emergency Hospital Association and the Chase Home Will Records of Anne Arundel County Liber WMH 1 Folio 394

July 20, 1942:	Annapolis Emergency Hospital Association and the Chase Home to Annapolis Realty Company Land Records of Anne Arundel County Liber JHH 266 Folio 79
September 3, 1948:	Annapolis Realty Company to Schamyl and Isabelle Cochran Land Records of Anne Arundel County Liber JHH 487 Folio 587

67-69 Franklin Street

October 2, 1957:	Schamyl and Isabelle Cochran to Stuart M. Christhilf, Jr., Joseph C. Sheehan, and Robert A. Riley, Jr., trading as Christhilf, Sheehan, and Riley. Land Records of Anne Arundel County Liber GTC 1160 Folio 185
July 12, 1960:	Stuart M. Christhilf, Jr., Joseph C. Sheehan, Robert A. Riley, Jr., co-partners trading as Christhilf, Sheehan and Riley, to Casarama, Inc. Land Records of Anne Arundel County Liber 1449 Folio 172
December 22, 1986:	Casarama, Inc., with surviving directors Anthony F. Christhilf and Mark M. Christhilf, to Franklin-Cathedral Joint Venture Land Records of Anne Arundel County Liber 4222 Folio 229

9. Major Bibliographical References

Inventory No. AA-504

10. Geographical Data

Acreage of surveyed property	1 Acre		
Acreage of historical setting	1 Acre		
Quadrangle name	Annapolis	Quadrangle scale:	1:24,000

Verbal boundary description and justification

The building at 65-67 Franklin Street in Annapolis has been historically assocated with Parcel 404 as noted Map 4Z, Grid 15, since its construction in 1876.

11. Form Prepared by

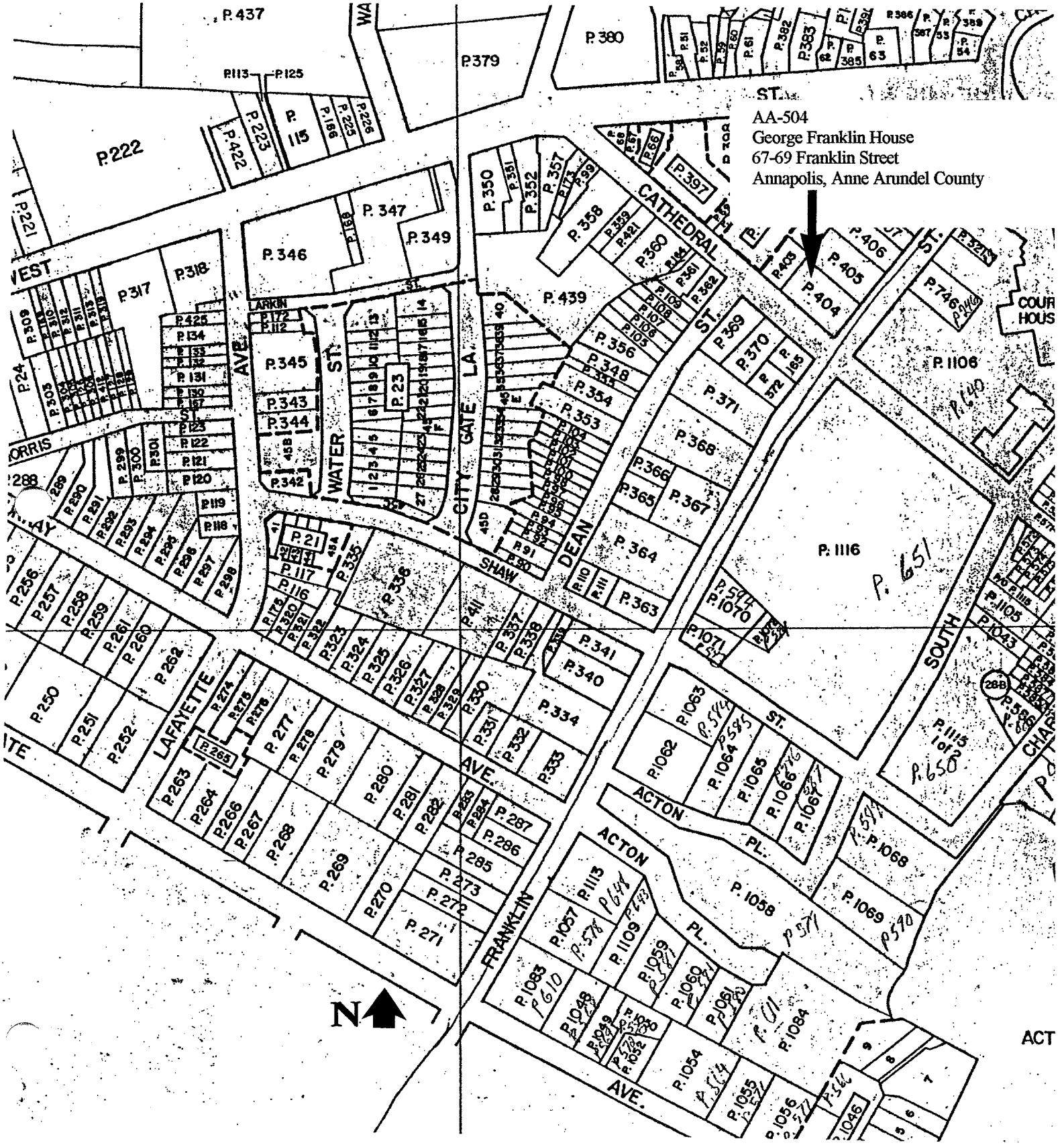
name/title	Laura Trieschmann and Kim Williams, Architectural Historians		
organization	EHT Traceries, Incorporated	date	April 28, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

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

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

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

MAP OF ANNAPOLIS, No.4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1' = 200'



AA-504
67-69 FRANKLIN STREET
ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
SE ELEVATION, LOOKING NORTH
1 OF 5

PRIVATE
PARKING

AA-504
67-69 FRANKLIN STREET
ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
EAST CORNER LOOKING WEST
2 OF 5

AA-504
67-69 FRANKLIN STREET
ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
NORTH CORNER, LOOKING SOUTH
3 OF 5

AA-504
67-69 FRANKLIN STREET
ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
WEST CORNER, LOOKING EAST
4 OF 5

AA-504
67-69 FRANKLIN STREET
ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
SW ELEVATION, LOOKING NE
5 OF 5

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 504

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 67-69 Franklin Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 30 Par 640

OWNER: Casarama, Inc.
ADDRESS: 67 Franklin Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:
Yes (X) No ( ) Restricted ( )

LEVEL OF SIGNIFICANCE:
Local ( ) State (✓) National ( )

PRESENT USE: Apartments/Offices
ORIGINAL USE: Apartments
ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent ( ) Good ( )
Fair (X) Poor: ( )

THEME:
STYLE: Victorian Italianate
DATE BUILT: Pre 1878

GENERAL DESCRIPTION:
Structural System
1. Foundation: Stone( )Brick(X)Concrete( )Concrete Block( )
2. Wall Structure
   A. Wood Frame: Post and Beam( )Balloon( )
   B. Wood Bearing Masonry: Brick(X)Stone( )Concrete( )Concrete Block( )
   C. Iron( ) D. Steel( ) E. Other:
3. Wall Covering: Clapboard( )Board and Batten( )Wood Shingle( )Shiplap( )
   Novelty( )Stucco( )Sheet Metal( )Aluminum( )Asphalt Shingle( )
   Brick Veneer(X)Stone Veneer( )Asbestos Shingle( )
   Bonding Pattern: Common Other:
4. Roof Structure
   A. Truss: Wood(X)Iron( )Steel( )Concrete( )
   B. Other:
5. Roof Covering: Slate( )Wood Shingle( )Asphalt Shingle(X)Sheet Metal( )
   Built Up( )Rolled( )Tile( )Other:
6. Engineering Structure:
7. Other:

Appendages: Porches( )Towers( )Cupolas( )Dormers( )Chimneys( )Sheds( )Ells(X)
Wings (X)Other: Double Stoop
Roof Style: Gable( )Hip(X)Shed( )Flat( )Mansard( )Gambrel( )Jerkinhead( )
Saw Tooth( )With Monitor( )With Bellcast( )With Parapet( )With False Front( )
Other:
Number of Stories: 3
Number of Bays: 6 x 2
Approximate Dimensions: 50 x 60
Entrance Location: 2 at center

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

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

AA-504

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Heavy overhanging bracketed cornice with slight returns; wood triangular lintels at all windows; double door with good Victorian frame, full width transoms, two pairs of double doors; cast iron grilles at three of the four first floor windows, which are floor length; brick stoop with later railings.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good large scale Victorian commercial/apartment structure in need of structural and cosmetic repair. Important site for a building of this scale, opposite a row of Shingle style houses on a raised lawn and diagonally opposite Anne Arundel County Hospital.

REFERENCES:

MAP: (Indicate North In Circle)

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

RECORDED BY: Russell Wright

ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug. 1983

#69 STUART M. CHRISTHILF, JR, M.D.

AA504

0205041611

Form 10-445 (5/62)

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

HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY

1. STATE Annapolis, Maryland
COUNTY
TOWN VICINITY
STREET NO. 69, 67 Franklin Street

ORIGINAL OWNER Admiral W.S. Schley, Class of 1860
ORIGINAL USE residence &/or office
PRESENT OWNER ~~Schamyl Cochran~~ STUART CHRISTHILF
PRESENT USE offices
WALL CONSTRUCTION brick
NO. OF STORIES three

2. NAME Admiral Franklin House
DATE OR PERIOD Late 19th C.
STYLE Victorian
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

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

A very handsome and striking mass of Victorian architecture and an interesting example of facadism: The Franklin St. side has closer fitting, more uniform brick and side rod ends which hold facade to building. Fine bracketed (original) cornice and very fine double doorway with brackets - good example of type - 1st floor raised up high (c. 5 to 6') 2/2 windows have stone (granite or marble) lintels. Very imposing - speaks of past elegance. Side and back walls show evidence of alterations, various changes.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior good

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

Correction H.A. Inc 10/67
" Annapolis Tele bk, Feb 1967

9. NAME, ADDRESS AND TITLE OF RECORDER
William D. Morgan
Columbia University
New York City

DATE OF RECORD June 26, 1967

AA 504
ANNAPOLIS HIST. DIST.

AA-504

PHOTOGRAPH BY
WILLIAM D. MORGAN

67;69 Franklin St.
III/26/'64, WDM

67-69 Franklin AA 504
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
SE Elevation/camera facing NW