

CAPSULE SUMMARY
Paca-Carroll House (AA-677)
St. John's College, Annapolis

The Paca-Carroll House at St. John's College was begun in 1855 by contractor/builder J.M. Davis. Eventually named in honor of local statesmen, William Paca and Charles Carroll of Carrollton, the building was constructed as a two separate dwellings intended as housing for the professors and faculty. The transition Federal/Greek Revival style dormitory was one of three buildings constructed on the campus of St. John's College by the academic institution in the 1850s. The building served its original purpose until 1929, when it became a fraternity house. With the abolishment of fraternities in 1939, the building became a men's dormitory. In 1955, under the supervision of Archibald B. McCourt, the twin dwelling was extensively altered. The wing additions were razed and the dividing wall between the two houses on the third story was removed and the ceiling raised. In 1980-1981, the building was renovated extensively on the interior and a large two-story addition constructed on the rear. It presently serves as a dormitory for forty-nine students.

The Paca-Carroll House is a two-and-a-half-story, six-bay wide brick building designed in a traditional, but late example of the Federal style with Greek Revival detailing. The Paca-Carroll House is rectangular in plan, measuring approximately 50' x 30', and is six bays wide with two, side-passage entry doors. The bricks are laid in five-course American bond. The gable roof is clad with slate shingles and features two pairs of interior slab brick chimneys, one of which was rebuilt during the 1980 renovation.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-677

1. Name of Property (indicate preferred name)

historic Paca-Carroll House, St. John's College

other

2. Location

street and number 60 College Street __ not for publication

city, town Annapolis __ vicinity

county Anne Arundel

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

name St. John's College

street and number 60 College Avenue, Box 2800 telephone 410/263-2371

city, town Annapolis state MD zip code 21404

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse tax map and parcel

city, town Annapolis liber folio

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- 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	Ownership	Current Function	Resource Count		
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	_____
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	_____	_____
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____
<input type="checkbox"/> object		<input checked="" type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1	_____
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				1	

7. Description

Inventory No. AA-677

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

The Paca-Carroll House, completed in 1857 as a duplex for two faculty members and their families, is a two-and-a-half-story, six-bay wide brick building designed in a traditional, but late example of the Federal style with Greek Revival detailing. The building, facing southeast towards Annapolis, is located at the southern end of the row of buildings forming the nucleus of St. John's College. The building has undergone significant architectural changes throughout its history, and has most recently (1980) been enlarged by a substantial addition at the rear, connected to the original structure by a hyphen. The interior originally contained two, mirror-image layouts with a side-passage and a room-behind-room plan. In 1929, the building was converted into a fraternity house and, in 1939, it was renovated for use as a dormitory. The interior was united during renovations in 1955. The Paca-Carroll House was again completely renovated and enlarged in 1980. As a result of these major changes, the building retains little of its original configuration of space and interior features.

Historically, the double house appeared as a two-and-a-half-story, six-bay brick building set upon a full-story raised basement. The two side-passage entries were reached by long flights of stairs with granite steps and ornamental wrought iron railings. Two, two-story wings of brick and wood frame, containing the dwellings' kitchens, extended off the rear of the duplex (at either end). These were razed during the 1955 conversion of the building into a dormitory. Although the interior suffered significant alterations during this and previous periods of alteration, the exterior remained relatively intact to its original appearance until 1980, when the building was renovated and substantially enlarged by a contemporary addition at the rear of the building. In the 1990s, a library was constructed under the adjacent Greenfield Library (former Hall of Records). Consequently, a raised courtyard and a series of retaining walls were constructed immediately in front of the Paca-Carroll House, seriously compromising the building's original siting and its relationship to the site. In particular, the construction of this retaining wall has altered the historic appearance of the building from a two-and-a-half-story building set upon a full-story raised basement to a strictly two-and-a-half-story building (the raised basement is presently below the level of the courtyard). The first-story entry doors, originally raised well above ground level and reached by a flight of steps, open directly onto the courtyard. The basement level, originally exposed, now opens onto a well or moat-like area.

The Paca-Carroll House is rectangular in plan, measuring approximately 50' x 30', and is six bays wide with two, side-passage entry doors. The bricks are laid in five-course American bond. The gable roof is clad with slate shingles and features two pairs of interior slab brick chimneys, one of which was rebuilt during the 1980 renovation.

Exterior Description:

The southeast elevation is divided into six equal bays. The first story consists of two doors in the two end bays, and four single 6/6 windows in the four inside bays. Each door has a wooden, Greek Revival-style architrave surround consisting of plain pilasters supporting an entablature that includes a flat cornice. The door surround appears to be a recent reproduction, but based on the original. A two-light transom is located above a six-

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paneled replacement door. The stairs and stair railings, leading to the two entries from the courtyard area, are both contemporary features, and probably date to the 1990s library expansion.

The windows on the four interior bays have 6/6 double-hung sash with half-round wood trim set slightly behind the face of the masonry walls. Brick jack arches support the masonry above each window opening, while stone sills terminate the openings below. The second story consists of six 6/6 windows similarly with brick jack arches and stone sills. Above the second-story windows rises a corbeled brick cornice, and above this the front slope of the slate roof. The front slope features two segmental-arched dormers with 6/6 windows, placed above the second and fifth window bays of the first and second stories. The cheek walls of the dormer are sheathed with slate shingles. To either side of the dormers are slab brick chimneys projecting from the front slope of the roof well above the dormers. The southeastern chimney was rebuilt as part of the 1980 renovation, having been previously dismantled to a point beneath the roof.

The northeast end elevation consists of a single bay of windows on center of the otherwise unfenestrated and adorned wall surface. Each of the four windows, basement through attic level, has 6/6 wood sash with brick jack arches and stone sills. The attic level opening, set on center of the gable end, is slightly shorter than the other three.

The southwest elevation overlooking St. John's Street is similarly arranged with a single bay of windows located on center of the wall. These four windows, from basement to attic level, also have 6/6 sash with brick jack arches and stone sills.

The northwest elevation of the building has been the most significantly altered. It is six bays long, but has altered fenestration patterns and a modern two-story hyphen coming off the fifth and sixth bays from the east, and connecting it to the dorm addition at its rear. The two bays at either of the building have in-filled openings at the first and second stories. These openings originally opened into the rear ells, but once the ells were removed, were simply filled in with brick. The inside four bays on the first and second stories feature original openings with 6/6 sash, jack arches and stone lintels.¹ These same bays on the ground story, however, offer modern French doors, located in the place of windows. The fifth bay on the ground story is located within the interior of the hyphen and has no actual door in the opening.

The contemporary (1980) addition is located at the rear of the building in the form of a large L, that combined with the original structure, forms a U-shaped footprint. Designed by Robert C. Hammond, architect, with James T. Woolon, restoration specialist, the addition is a two-story brick structure with a gable roof on one wing and a sloped roof on the other. The addition, clearly distinguished from the original, is connected to it by a two-story hyphen of brick with large bands of glazing on the first and second stories. The addition was

¹ One exception to this is in the fifth bay from the east on the first story, where the window is within the interior of the modern hyphen, and, though the original opening is intact, it no longer retains its sash.

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deliberately made to the north (rear) side of the building, away from the city. The architect attempted to make the new building sympathetic to the historic building in terms of materials, size, and scale. Whether or not this was successfully executed from an historic preservation perspective is a matter of opinion; the addition clearly alters the feeling of the historic building, making it appear almost as a false "front" to the "real" building behind.

The building's original siting was further compromised in 1993-1994 by the underground library addition, and the corresponding raised courtyard immediately adjacent to it.

Interior Description:

The interior of the Paca-Carroll House was originally divided into two, mirror image layouts with side-passage, two-room-deep plans. Based upon a Historic Structures Report prepared in May 1979 prior to the renovation/addition of the building, this floor plan survived intact up to that point in time.² Similarly, the original Greek Revival-style staircases with turned walnut newel, and rounded banister; the original wood flooring; and several of the original Greek Revival-style marble mantels also survived. All of the historic doors, and associated trim did not survive, however. The Historic Structures Report thus deemed the interior "of minor significance," and paved the way for its total loss as part of the renovation. The interior arrangement of space, the historic stairs and all but one of the mantels were removed to accommodate a new plan of corridors leading into individual dorm rooms. All of the walls are furred out from the original, all ceilings are dropped, all floors are carpeted, and all door openings are new. Only the original window openings, minus the original trim, were retained. The surviving historic mantel is located in a student lounge room at ground level in the north corner room. The mantel, typically Greek Revival, is marble, with plain marble pilasters supporting a plain frieze with a shallow pedimented arch and a rounded marble shelf above. The fireplace opening is rectangular and also of marble.

² James Thomas Wollon, Jr. A.I.A., Paca-Carroll House, Historic Structure Report, 31 May 1979 (MHT Vertical Files).

8. Significance

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

Significance dates	1855-1955	Architect	Unknown
Specific dates	1855-1857; 1955; 1980-1981	Builder	J.M. Davis (1855); Baltimore Contractors, Inc. (1955)

Evaluation for:

National Register Maryland Register 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 reports, complete evaluation on a DOE Form – see manual.)

The Paca-Carroll House at St. John's College was begun in 1855 by contractor/builder J.M. Davis. Eventually named in honor of local statesmen, William Paca and Charles Carroll of Carrollton, the building was constructed as a two separate dwellings intended as housing for the professors and faculty. The transition Federal/Greek Revival style dormitory was one of three buildings constructed on the campus of St. John's College by the academic institution in the 1850s. The building served its original purpose until 1929, when it became a fraternity house. With the abolishment of fraternities in 1939, the building became a men's dormitory. In 1955, under the supervision of Archibald B. McCourt, the twin dwelling was extensively altered. The wing additions were razed and the dividing wall between the two houses on the third story was removed and the ceiling raised. In 1980-1981, the building was renovated extensively on the interior and a large two-story addition constructed on the rear. It presently serves as a dormitory for forty-nine students.

*For a detailed history of St. John's College, refer to Maryland Historical Inventory Form, McDowell Hall (AA-675).

History of Paca-Carroll House

For the second time in the history of the college, the Board of Rector, Visitors, and Governors of St. John's College attempted to properly compensate the professors, who had been underpaid for a number of years. College principal Hector Humphreys strongly believed that just compensation included staff housing and additional dormitory space, which would enticed better teachers to join the faculty and enrollment would increase. As part of this second building campaign on the campus, three buildings were to be simultaneously constructed. One building (now Paca-Carroll House) was to be the promised housing for professors and faculty, while the second building (now Chase-Stone House) provided living space for the college principal and vice-principal. The third building, Pinkney Hall, was constructed as a secondary dormitory for the expected students. The three new buildings were symmetrically aligned on either side of McDowell Hall and Humphreys Hall, set within a straight line referred to as "Yale Row." Although the minutes of the Board of Rector, Visitors, and Governors for the years between 1851 and 1857 have been lost, letters to the college archived at the Maryland Hall of Records assist in documenting the siting and construction of the buildings. A letter from April 1855 to the board from Humphreys records the principal's hope that the construction of the dormitory in particular would begin in 1856 and be completed in time for the opening of the fall term in 1857.

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Unfortunately, on January 25, 1857, Humphreys died before the first of the three new 1850s buildings was completed.

Because the records of the board for this period have not been located, the exact completion date of the Paca-Carroll House is unknown. However, the faculty minutes for 1857 indicate one of the mathematics professors was paying \$150 a year in rent for his dwelling. Initially, the building was unnamed, merely being referred to as "the professor's house."

In 1929, the twin dwelling was no longer used as housing for the professors. Rather, it was used as dormitory and meeting space for the men's fraternities. Ten years later, in 1939, when the college abolished fraternities, the building was used as a men's dormitory. No longer known by its primary occupants, the building was officially christened at this time as the Paca-Carroll House. Additionally, the still unnamed principal's house at the northeastern end of Yale Row was formally dubbed the Chase-Stone House. The official naming of the two buildings, both now used as dormitories, paid homage to the four men who had signed the Declaration of Independence from Maryland: Samuel Chase, Thomas Stone, William Pace, and Charles Carroll. Additionally, all four of the men had lived in Annapolis and were founders of the college. Chase and Stone were members of the college's first Board of Rector, Visitors, and Governors. Carroll joined the board in 1786, in addition to granting 200 pounds to the college. Stone and Paca each gave 100 pounds, and Chase pledged 50 pounds. As governor, William Paca fixed his signature to the charter creating the college.

The *Sanborn Fire Insurance Maps* (1885 through 1954) provide a history of alterations and additions. On the 1885 map, the building is denoted as professors' housing, with each dwelling marked K (northeast) and L (southwest). The rectangular brick building was augmented by two-story brick ells that served as kitchens. The ells were surrounded by two-story wood frame additions on the rear and inner elevations. By 1897, the two-story wood frame rear addition on the ell of the northeast dwelling was removed. The extant ell on the southwest dwelling was enlarged by the construction of a one-story addition of wood frame by 1921. Both of the wood frame additions were removed from the ells by 1930. The maps show that by 1954 the brick ells had been removed as well. This 1954 map indicates that the dormitory had received its formal double name, with the Paca House being the northeast dwelling (K) and Carroll House being the southwest dwelling (L).

The 1903 maps indicate the brick ells and the wood frame additions on the inner elevations stood three stories rather than the two stories noted previously. By 1921, the building height is recorded as two-stories on a raised basement. The change in height appears to be attributed to the raised basement, which was noted as a full story for the first time on the 1921 map.

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In 1955, Baltimore Contractors, Inc. was retained to renovate the Paca-Carroll House to better accommodate the students.³ The construction firm was subsequently hired to erect Francis Scott Key Memorial Hall/Mellon Hall in 1958, as well as work on the renovations for several other buildings on the campus. The work at the Paca-Carroll House included the removal of the two ells, deemed to be unnecessary for the building's function as dormitories. Additionally, the balustrades on the front steps were replaced. On the interior, the dividing wall between the two dwellings was removed from the attic level and the ceiling raised to create a third floor living space. This work was conducted under the supervision of Archibald B. McCourt, the Superintendent of Buildings and Grounds at St. John's College.

In 1980, the Paca-Carroll House underwent another major renovation, which included the construction of a rear addition.⁴ The brick addition included a rectangular hyphen with a flat roof and two-story ell with a gable roof. This extensive addition gives the building its present U-shaped configuration, presenting a solid wall along St. John's Street. On the interior of the main block, almost all of the historic materials were removed. This includes the removal of the interior dividing walls, stairs, casings, and mantels, except a single marble mantel located in the basement. Following this renovation, the building provided dormitory rooms for forty-nine students.

³ Historic American Building Survey, "Paca-Carroll House," Architectural Data Form, Prepared by Eleni Silverman, August 18, 1983.

⁴ "Fixin' Up, Renovation projects under way at St. John's." *Evening Capital* (Annapolis, MD: December 3, 1980).

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HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

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

Historic Period Theme(s): Architecture, Landscape Architecture, and Community
Planning
Social/Education/Cultural

Resource Type:

Category: Building

Historic Environment: Town

Historic Function(s) and Use(s): EDUCATION/College
DOMESTIC/Twin Dwelling
DOMESTIC/Dormitory

Known Design Source: J.M. Davis (1855 Builder)

9. Major Bibliographical References

AA-677

"A Brief History: St. John's College, Annapolis, Maryland," Pamphlet prepared by St. John's College.

"Fixin' Up, Renovation projects under way at St. John's." *Evening Capital*. Annapolis, MD: December 3, 1980.

Historic American Building Survey, "Paca-Carroll House," Architectural Data Form, Prepared by Eleni Silverman, August 18, 1983.

Historic American Building Survey, "Paca-Carroll House," Photography, Prepared by E.H. Pickering, November 1936.

Historic American Building Survey, "Paca-Carroll House," Blue Worksheet, Prepared by Florence T. Dunbar, October 1964.

Murphy, Emily A. *A Complete and Generous Education: 300 Years of Liberal Arts, St. John's College, Annapolis.* Annapolis, MD, St. John's College Press, 1996.

Riley, Elihu S. *The Ancient City, A History of Annapolis in Maryland, 1649-1887.* Baltimore, MD: Clearfield Company, Inc., 1995.

Tilghman, Tench Francis. *The Early History of St. John's College.* Annapolis, MD: St. John's College Press, 1984.

Welsh, Frank S., "Paca-Carroll House, Microscopic Paint and Color Analysis." Prepared for James Thomas Wollon, Jr., May 1979.

Wollon, Jr., James Thomas, "Paca-Carroll House, St. John's College, Annapolis, Maryland, An Historic Structures Report." May 31, 1979.

10. Geographical Data

Acreage of project area	<u>1 acre</u>	
Acreage surveyed	<u>33 acres</u>	
Quadrangle name	<u>Annapolis, MD</u>	Quadrangle scale <u>1:24,000</u>

Verbal boundary description and justification

Paca-Carroll House is located on the campus of St. John's College, established at this site in 1784. The college is recorded on Tax Map 4-6, Parcel 458. It is bounded by College Avenue to the southeast, King George Street to the northeast, St. John Street to the southwest, and College Creek to the northwest.

11. Form Prepared by

name/title	Laura Trieschmann and Kim Williams, Architectural Historians	June 25, 2000
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organization	E.H.T. Tracerics, Inc.
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street & number	5420 Western Avenue
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city or town	Chevy Chase, Maryland 20815
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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
410-514-7600

P A C A - C A R R O L L H O U S E

St. John's College
Annapolis, Maryland

an

H I S T O R I C S T R U C T U R E R E P O R T

Prepared for St. John's College

31 May 1979

by

James Thomas Wollon, Jr., A.I.A.
Architect
600 Craigs Corner Road
Havre de Grace, Maryland 21078

with paint research by

Frank S. Welsh
Historic Paint Color Consultant
Post Office Box 214
Ardmore, Pennsylvania 19003

T A B L E o f C O N T E N T S

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MEASURED DRAWINGS	
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HISTORICAL RESEARCH ¹

The PACA-CARROLL HOUSE was constructed on the property acquired from the State of Maryland late in the eighteenth century when "Bladen's Folly" was turned over to St. John's College. St. John's College President Hector Humphries, who assumed that office in 1831, sought to make St. John's a self-contained unit. To this end in 1855-1857 he had two pairs of faculty residences constructed flanking the academic buildings which he also had constructed on either side of the original building, now called McDowell Hall. The Sachse print of Annapolis, 1857, shows all five structures. No known records exist of the builders, the cost nor the occupants through the years.

At an unknown date, presumably in the early twentieth century following the first World War, the structure was adapted as a Fraternity. In 1937 it became a men's dormitory, its present use, and President Stringfellow Barr gave the house its present name after two of the Signers of the Declaration of Independence (the other duplex at the opposite end of the "front campus" was named Chase-Stone House at this time).

Alterations in 1955 included the removal of the two rear wings, then in dilapidated condition, the installation of a new bathroom and other ground storey finishes, the installation of new doors and casings throughout, new windows for the ground storey landings and the small attic chambers, and new wrought-steel railings on the front steps. No alterations or improvements have been made since that time.

¹ These facts are taken from the letters of President Humphries, preserved in the Hall of Records, and the Minutes of the Board of Visitors and Governors, also in the Hall of Records. See also "An Early Victorian College - St. John's, 1830-1860" by Tench Francis Tilghman in the Maryland Historical MAGAZINE, December 1949.

DESCRIPTION

The following description includes an identification of original features, changes and adaptations. Unless otherwise noted all features described are assumed to be original.

The PACA-CARROLL HOUSE was constructed in 1855-1857 as a duplex residence. Its design was very conservative and traditional, basically a continuation of an eighteenth century form. A few details place it in the Greek-revival style. Its principal facade face southeast, hereinafter called south for ease in description. The structure is of brick, two and one-half storeys high above a high ground storey, the floor of which is barely below grade. Each house is three bays in width, the principal entrance to each being in the outer bay. The gabled roof is covered with slate. A pair of chimneys serves each house, rising through the roof on either side of the ridge between the entrance bays and the next bay toward the center; the southeast chimney has been removed to a point beneath the roof. The brick walls are laid in common bond, every sixth course headers. Jack arches one brick in height support the masonry above each window opening. The cornice is of corbeled brick in two simple planes.

Each principal entrance has a wooden surround of the Greek Doric order consisting of plain pilasters supporting an entablature having a flat cornice. A two-light transom is above a six-paneled door, the latter being a mid-twentieth century replacement. Each entrance is above a tall flight of granite steps, each step being a single piece of plain granite forming riser and tread; the top step is a small platform, also a single slab of granite. A mid-twentieth century wrought-steel rail replaces the original wrought and cast iron rail which appears in Figure 2. The brick foundation beneath the steps does not extend to the building, thus allowing a minimal passage beneath the top platform.

All windows of the other bays have six-light sashes, double hung. Windowsills are of granite. The wood frames are of a narrow half-round profile set slightly behind the face of the masonry. The original shutters (presumably louvred blinds, by typical custom of the period and place) had been removed by 1936 (Figure 2) but cast iron jamb butts remain in most jambs and a repointed joint on each side near the sills indicates the original location of the strikes which engaged thumb latches through the bottom rails of the blinds. Such hardware is typical of the period in this region. First storey windows are slightly taller than those of the second storey and the ground storey windows are shorter than those of the second storey. A typical window is centered in each end in each storey, including the attic. (The ground storey window in the west end was altered in the mid-twentieth century as a door.) In the rear or north elevation the end bays have blind recesses with brick sills suggesting a door in the first storey, a window in the second. (See discussion of missing wings, below.) Typical windows are in the remaining four bays in all storeys.

Two dormer windows are in each roof slope, one per house per side. The upper six-light sash is segmentally-arched as is its pediment above. Cheek walls are slated.

A wing formerly extended behind or north of each house, connected to and covering the outer bay and extending about eight feet beyond the end wall of the principal structure (see Figures 1 and 2). At least the north west wing was once but one storey high above the ground storey (Figure 1) but it was later raised to two full storeys, as indicated by its outline on the north wall (Figure 4). By ca. 1936 the northeast wing was two full storeys in height (Figure 2). Probably both wings were identical originally and both were raised at the same time in the same manner. Their floor levels probably corresponded to the landings of the two staircases within. Both wings were razed in 1955. The wings were probably original, perhaps intended for kitchens. However the high basement suggests that the kitchens may have been there, in the northerly room. The modern finishes on the chimneys prevent the determination of fireplaces there at this time.

Small windows were installed in each end in the mid twentieth century to light the landings to the ground floor and the small hall chambers of the attic floor.

Internally an entrance and stair hall extends through the outer bay of each house and two rooms, front-to-back, are in each house adjacent to the hall, extending to the party wall. Small rooms are in the south ends of the outer bays in all storeys but the first. Both houses have identical plans and identical details. Brick walls separate the halls from the rooms, to the third or attic floor level; a brick party wall separates the two houses to the roof slope. The partition between the rooms is of wood stud construction. The wood floor joists span north-south and the stud center partition is a bearing wall; none of the brick walls, except the exterior walls are bearing walls. Exterior walls are furred and all walls and ceilings have plain plaster finishes.

The staircase (Figure 5) rises at the north end of each hall with intermediate landings; it is open to the third or attic storey. The round walnut rail is supported on a turned walnut bottom newel of moderately stout proportions and round tapered walnut balusters. A newel at the second storey level is a simple plain octagon. Stock jig-sawn scrolls ornament each step end and the landing and floor fasciae.

Windows have plain splayed jambs trimmed with wide plain beaded architraves and plain aprons. All original window details are in place except in the ground storey. There are no chair rails. The plain baseboards are topped with a simple scotia-on-torus wood moulding. All doors throughout both houses together with their casing and trim were replaced in the mid-twentieth century with flush panel doors and plain trim. Replacement doors are of a stock height, several inches shorter than the originals, and the replacement casings were installed to accommodate the smaller stock doors.

First storey mantels are of white marble (heavily covered with paint) with plain chamfered pilasters rising above a plinth to support a plain chamfered frieze having a low raked soffit. Pilaster capitals are plain, very slight projections and the plain shelf

projects slightly beyond the frieze. Only the pilasters of the northwest mantel and most of the southeast mantel remain (Figure 6), the latter in collapsing condition. Hearths are of concrete but a black slate, white marble or brick hearth is presumed to be the original. Where mantels are missing the fireplaces are closed.

Second storey mantels (Figure 7) are simpler, having plain pilasters, with neither chamfers nor plinth, supporting a plain frieze without a raked soffit. Only the two westerly and the southeast mantels remain, the last with a broken shelf and an overly wide replacement right pilaster; concrete hearths replace the originals as below. Fireplaces without mantels are closed.

No fireplaces are in the attic storey.

The ground storey has a concrete floor on two slightly different levels, a replacement of the original which was probably wood, possibly brick. Ground storey rooms were refinished in the mid twentieth century, including the installation of the structure's single bathroom in the northeast room. A small fireplace, void of an historic mantel, is in the southwest room and a tall supporting arch is in the southeast chimney. The two northerly chimneys are plain, void of any current indication of a fireplace.

The staircases from the ground storey rise open within the ground storey arriving in enclosed landings, formerly with doors, one step below the first floor level. The open staircases date from the second quarter of the twentieth century, having square paneled newels, a moulded rail and square balusters.

The only landscaping features are two overgrown evergreen trees too close to the south front and several dwarfed shrubs under them. The evergreens, a spruce in front of Paca, the east house and a hemlock in front of Carroll, the west house, were planted in the mid twentieth century as foundation shrubs.

Physical Conditions of Structural Elements

Footing and foundation conditions are unknown. The 12 inch (nominal) brick walls are essentially in good condition. Most original pointing remains in good condition and no obvious bulges or other out-of-plumb conditions exist. Here and there in the ground storey some interior plaster near the floor has fallen due to moisture and deteriorating lath and furring strips. Some brick and mortar deterioration in the lowest three or four feet of the brick walls is to be expected and deteriorated bricks and mortar joints will require replacement.

No obvious failures of wood joists are apparent and the absence of plumbing in any of the upper storeys accounts for some of these good conditions. The wood stud bearing wall will require replacement or major improvements in its fire rating for continued use as a dormitory.

No unusual deflections are noted in the roof structure. In a complete renovation program all plaster will be removed in the attic storey (and elsewhere) and the rafters will be accessible for inspection and repair.

RENOVATION/RESTORATION PLAN

The Owner's desired use for this structure is as a dormitory and it is a perfectly logical and justifiable use. The two open staircases, each the only exit from its respective house, fail to meet minimum or acceptable standards for emergency egress. No floor has barrier-free access for the handicapped. The single remote location of the plumbing facilities are less than desirable. The mechanical systems of the building are not energy-efficient. Last but not least the general condition of the structure could only be described as shabby. A thorough renovation is in order.

The two overgrown foundation shrubs -- a hemlock and a spruce -- in front of the houses will damage the foundations, the wood window frames and the roof sheathing; moreover they dwarf and hide the structure and darken the rooms. These inappropriate plant materials should be removed.

The architectural and historical importance of the structure to the campus and the town demands that the exterior be restored authentically and carefully. The front steps should be reconstructed for stability, using the original granite. Railings copying the originals should be installed. Minor repointing of the brickwork should be with lime mortar matching the color, texture and hardness of the original. The missing chimney should be reconstructed. The small windows added in each end should be eliminated. Louvred blinds should be installed at all windows.

The interior is of minor significance; the total loss of all doors and associated trim and the extensive loss of mantels further reduces the importance of the interior. The major egress and access shortcomings suggests that dramatic renovations may be required to meet current codes and standards.

The required renovation will not be a minor and inexpensive one. Improvements in barrier-free access, egress and plumbing will reduce living space. This together with the anticipated expense, suggests that an addition be made to increase the number of dormitory living units served by the basic egress and mechanical systems. The architecture of this structure, the other four historic structures of the "front campus" and their symmetrical arrangement in line, suggests that the addition be made on the rear or north side. The addition could assume the former rear wings as a "point of departure" for its design although the reconstruction of those two small wings alone will not solve the egress, spatial and plumbing problems. The rear or north side is highly visible from the campus but not from the town in general. That high visibility within the campus suggests that it be oriented to the campus first and that orientation further suggests that the original front entrances are of less than maximum convenience.

The addition should be sympathetic to the historic structure but it would be philosophically wrong to make it an exact extension of the original architecture and detail; it should be frankly but quietly contemporary.

No non-restoration changes should be made to the south front and the two ends of the original structure with two exceptions. The later door centered in the ground storey of the west end should be restored as a window (unless a door were needed for emergency egress at that point). This entrance faces away from the campus, it is difficult to monitor and thus it is a security problem for the inhabitants of the dormitory. The corresponding ground storey window of the east end could be altered as a door with no significant architectural loss, providing the width and head of the masonry opening were not changed.

Appropriate insulation and single energy-efficient mechanical and electrical systems should be installed in the restored, renovated and enlarged structure.

No barrier-free dormitory space is provided on campus and this renovation/addition provides an opportunity to meet this vital requirement.

Other Possible Uses

1. Faculty residence -- This was the original use but college practice does not provide faculty housing on campus nor is such housing desired by faculty today.
2. Classrooms -- The structure could be adapted as a classroom structure but its current use, current and anticipated future needs all suggest that dormitory space is of greater need.
3. Offices -- The structure could be an office structure but its current use, current and anticipated future needs all suggest that dormitory space is of greater need.

There are no plans, other than the one for continuing dormitory use, still under consideration.

CYCLICAL MAINTENANCE

These predictions assume normal conditions within the usages contemplated and all are based upon the assumption of a proper selection of material initially, a proper installation and proper maintenance of the entire structure.

Exterior masonry -- Once restored with the repointing required now exterior masonry should last with virtually no further maintenance for at least a quarter of a century. Minor repointing may be required before that time and some minor brick replacement may be found necessary, particularly within four feet of grade. With this minor maintenance exterior masonry should last indefinitely. Salt for ice control should never be applied near masonry.

Exterior Wood -- Repainting will be required every five to eight years. Each repainting should be preceded by thorough scraping of all loose coatings, spot priming and two coats of finished exterior alkyd-base paint. Minor replacements might be required in approximately ten years, depending upon maintenance of surface coatings and caulking. Additional minor replacements might be required with every third painting cycle but the scarcity of exposed vulnerable exterior wood suggests that its maintenance is a very small item.

Exterior metal -- Exterior metal components will require a painting cycle similar to exterior wood. All scaling paint and rust must be removed and spot-primed with a rust-inhibiting paint.

Iron hardware and stair railings, with proper maintenance, should last half to one and a half centuries, cast iron having the shorter life, wrought iron the longer. Salt for ice control should never be applied close to metal railings.

Copper or lead coated copper gutters and downspouts, with proper maintenance, should last at least a quarter of a century, possibly half a century. A tall cast-iron boot at the bottoms of downspouts will discourage vandalism and theft of the copper material, a serious problem today. Terne-coated stainless steel gutters and downspouts will have a similar life and are not as susceptible to theft. Galvanized steel gutters and downspouts, with proper maintenance, should last about three painting cycles. It is most important to remove buds, seeds and leaves from the gutters, a task requiring one to three repeat performances each spring and fall, depending on the size, species and proximity of trees.

Copper, lead-coated copper and terne-coated stainless flashings properly installed, associated with slate roofing installed with copper nails should last at least half a century, depending upon air quality.

Exterior slate roofing -- Slate roofing should last at least half a century with virtually no further maintenance. Occassionally

before and with increasingly greater frequency thereafter a few pieces of slate will require replacement due to failure of the slate by delaminating or breakage at the nail holes. Copper nails should be used for compatibility with copper flashings. Replacement should not be required for at least a century.

Exterior caulking -- Caulking should be removed and replaced with each painting. Some caulking will be found requiring replacement each year, some every other year, depending upon weather conditions and the characteristics of the individual adjacent elements.

Exterior window putty -- Some putty will require replacement with each painting and individual pieces might require replacement each year. The vast majority of the putty should last at least two to four decades.

Interior wood structure -- With the maintenance of weather-tight exterior surfaces, proper ventilation and moisture control, particularly associated with plumbing, and proper control of insect infestation, wood structural elements, including the existing original components, should last indefinitely.

Interior wood floors -- Depending on the coating selected, renewal of the coating should be scheduled every three to six years. With proper maintenance interior wood flooring should last at least half a century.

Interior plaster and drywall -- Plaster will last at least half a century and probably more than a century; minor infilling of shrinkage cracks will be required with each painting cycle. Drywall will be highly susceptible to damage considered fair wear and tear for dormitory usage. Drywall may last a quarter of a century but some tape will require replacement with each painting cycle and nail pops will require resetting and respackling with each painting cycle.

Interior woodwork including doors, trim, etc. -- Interior woodwork should last indefinitely with proper care and maintenance. Because of the intended dormitory use occasional replacement of individual elements may be required from time to time, on an indeterminate schedule.

Interior paint on plaster and drywall -- Paint coatings should last three to five years, depending on individual conditions of usage. New coats may be applied over old.

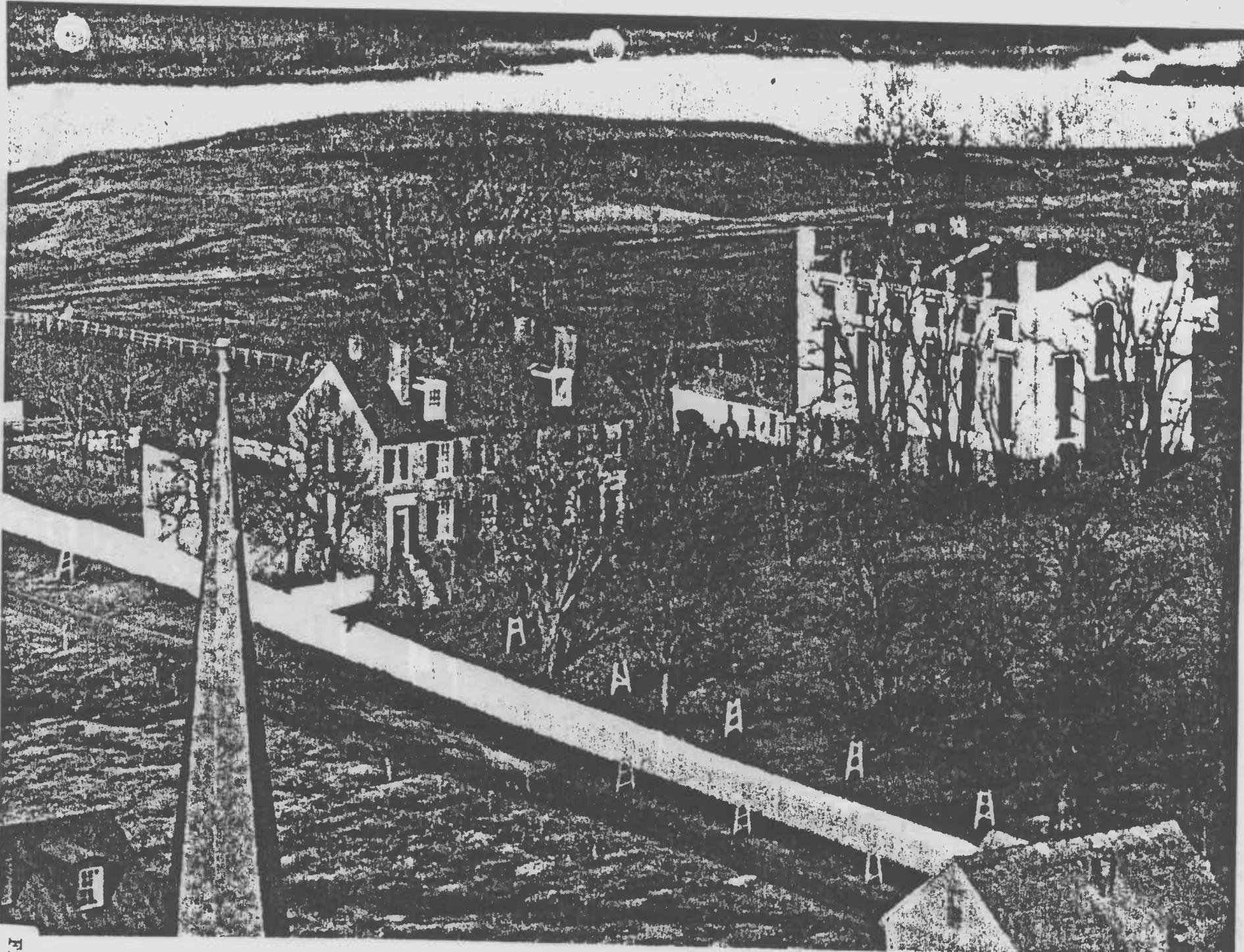
Interior paint on wood -- Paint coatings should last three to five years, depending on individual conditions of usage. With each renewal the old should be sanded lightly and thoroughly cleaned of all dust.

Mechanical and Electrical systems -- The life of these systems should be assumed at least half a century. Filters, lubrications and minor adjustments for mechanical systems require annual maintenance.

P H O T O G R A P H S

Unless otherwise indicated photographs were taken 19 April 1979 by James T. Wollon, Jr.

1. Paca-Carroll House from the dome of the State House, ca. 1875 (photograph copy by M. E. Warren, Annapolis). St. John's Street had not yet been opened. The rear wing at this end rises but one storey above the ground storey but it was later raised another storey. A lithograph by A. Hoen & Co., ca. 1873, is identical; it was published recently in MARYLAND HISTORICAL PRINTS by Lois B. McCauley, published by the Maryland Historical Society, 1975, page 95.
2. Paca-Carroll House from the east, 1936 (Pickering photograph from the Historic American Buildings Survey). Note the original cast and wrought iron railings on the two staircases, now missing. By 1936 the window shutters had all been removed. The rear wing is two full storeys in height but vines obscure any evidence of its being raised to that height.
3. Paca-Carroll House from the east, 1979. Two overgrown evergreen shrubs almost totally hide the structure. The stair railings are modern, the closest chimney has been shorn off below the roof and the rear wings are demolished.
4. Paca-Carroll House from the north, 1979. The bricked-in doorways in the end bays presumably opened into the rear wings but these doors are not in evidence internally. The bricked-in windows above are probably architectural features added when the wings were demolished; the mortar below them is modern and undoubtedly the upper storeys of the wings were entered from the landings of the principal staircases within, but the doorways there are not in evidence today.
5. Entrance hall and staircase of the southwesterly house (Carroll), looking northwest. Both halls and staircases -- and virtually all interior details of both houses -- are identical. The simple detailing of the window and baseboard is typical. Note the applied scrolls beneath the treads.
6. West room, southwesterly house (Carroll), first storey, looking west. The mantel is missing its marble frieze and shelf but the pilasters are original. The simple detailing of the window is original and typical of the entire structure. The modern door and trim on the left is also typical of the entire structure.
7. South room, southwesterly house (Carroll), second storey: mantel. This marble mantel is typical of the second storey and the student who occupied this room recently has cleaned it of many layers of paint. The baseboard cap on the left is original but the one on the right is replacement material.



AA-677

File

PHOTO CREDIT, Please, v. 1. 1. 1974

M. E. Warren
P. O. Box 1508 Annapolis, Maryland

Maryland Illustrated File # 1570

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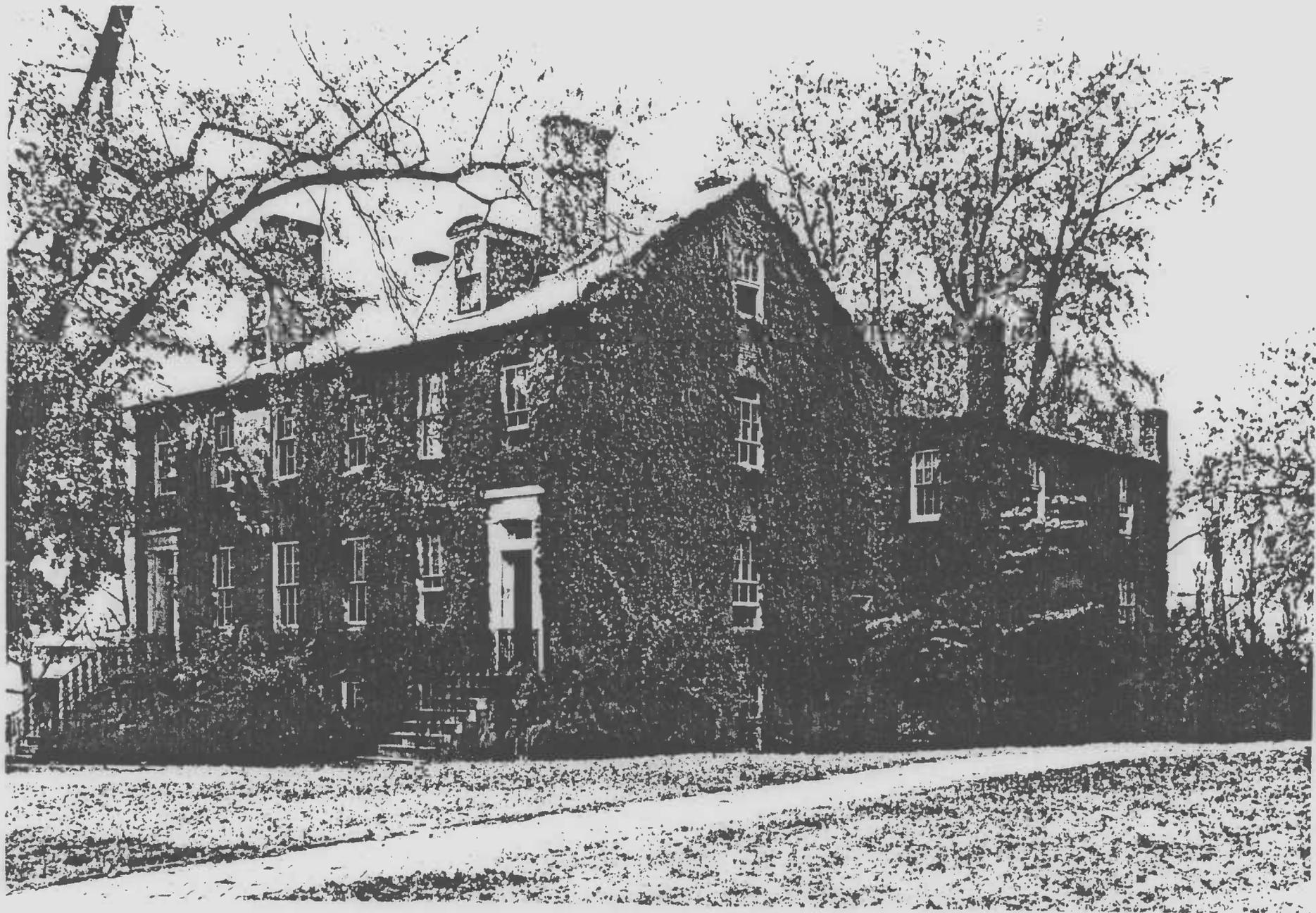
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View from dome of State House
ca. 1875

Photo copy by M. E. Warren

PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland



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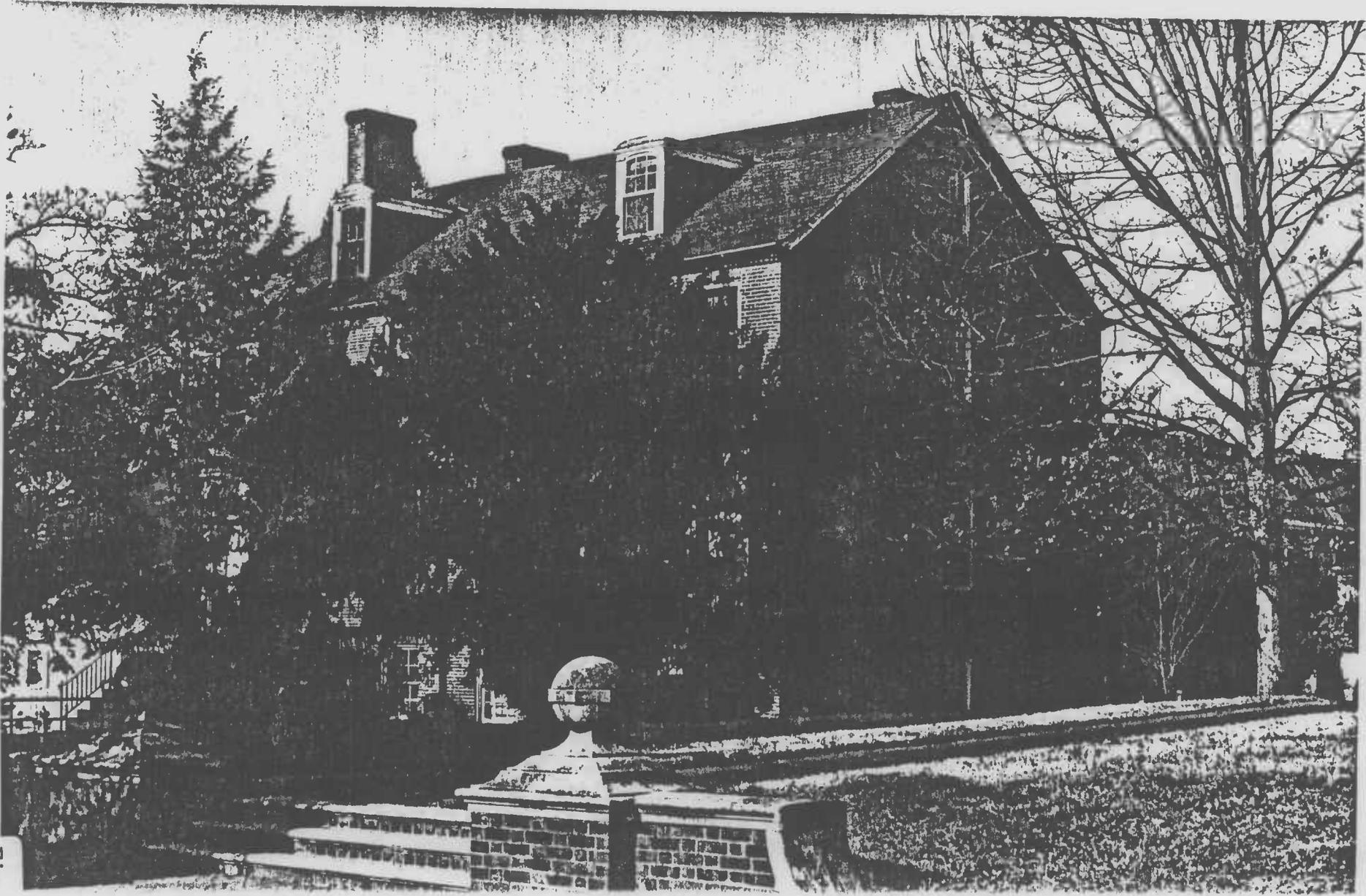
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PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland

View from the east

1936

Pickering photo from HABS



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Fig

AA-677

PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland

View from the east

1979

Photo by J. T. Wollon, Jr.

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Fig.

PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland

View from the north
April 1979

Photo by J. T. Wollon, Jr.

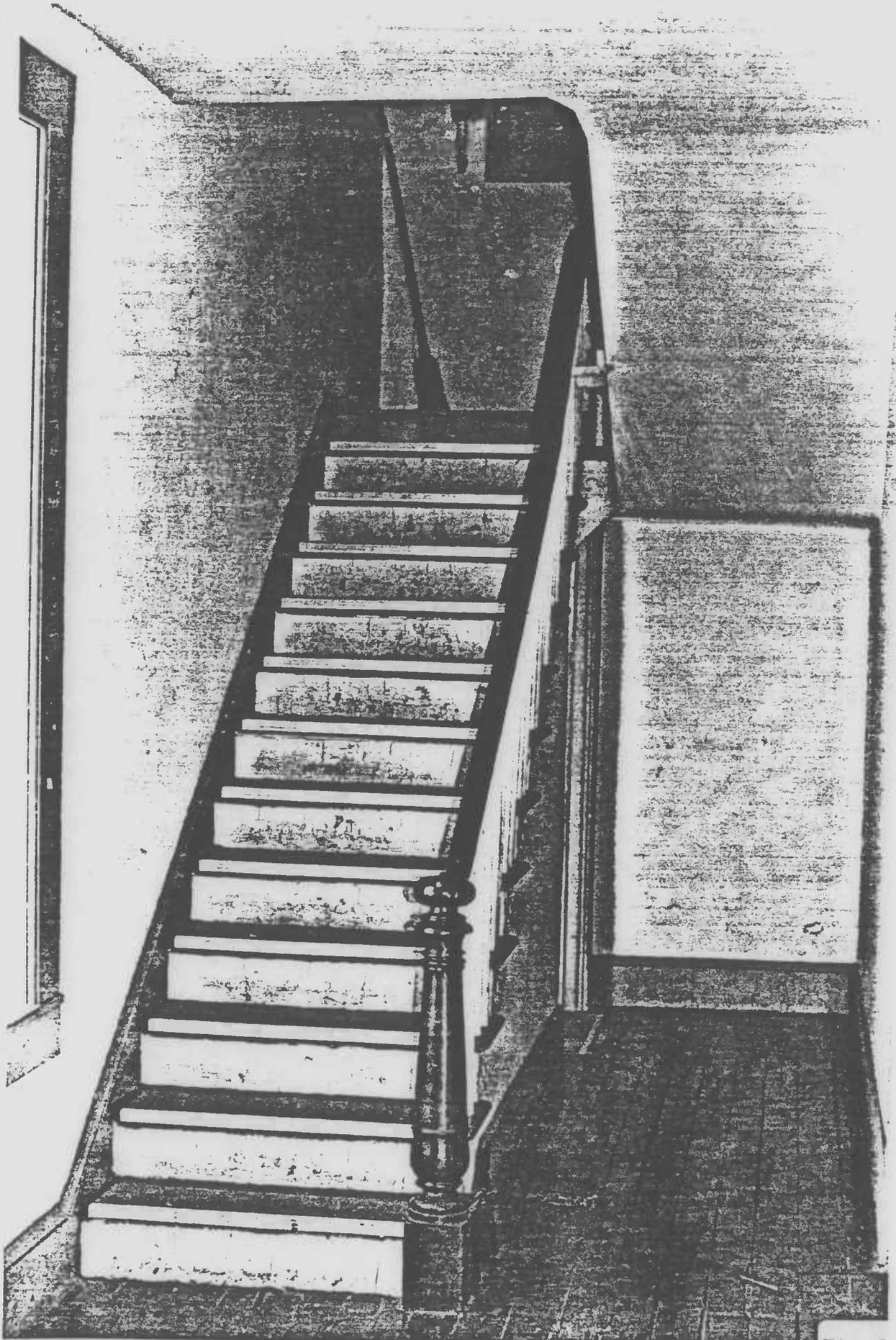


Fig. 5

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PACA-CARROLL HOUSE
ST. John's College
Annapolis, Maryland

Ent.Hall & Staircase of South-
westerly house looking NW
April 1979
Photo by J. T. Wollon, Jr.

AA-677



Fig. 1

PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland

West rm., southwesterly house,
first storey, looking west
April 1979

Photo by J. T. Wollon, Jr.

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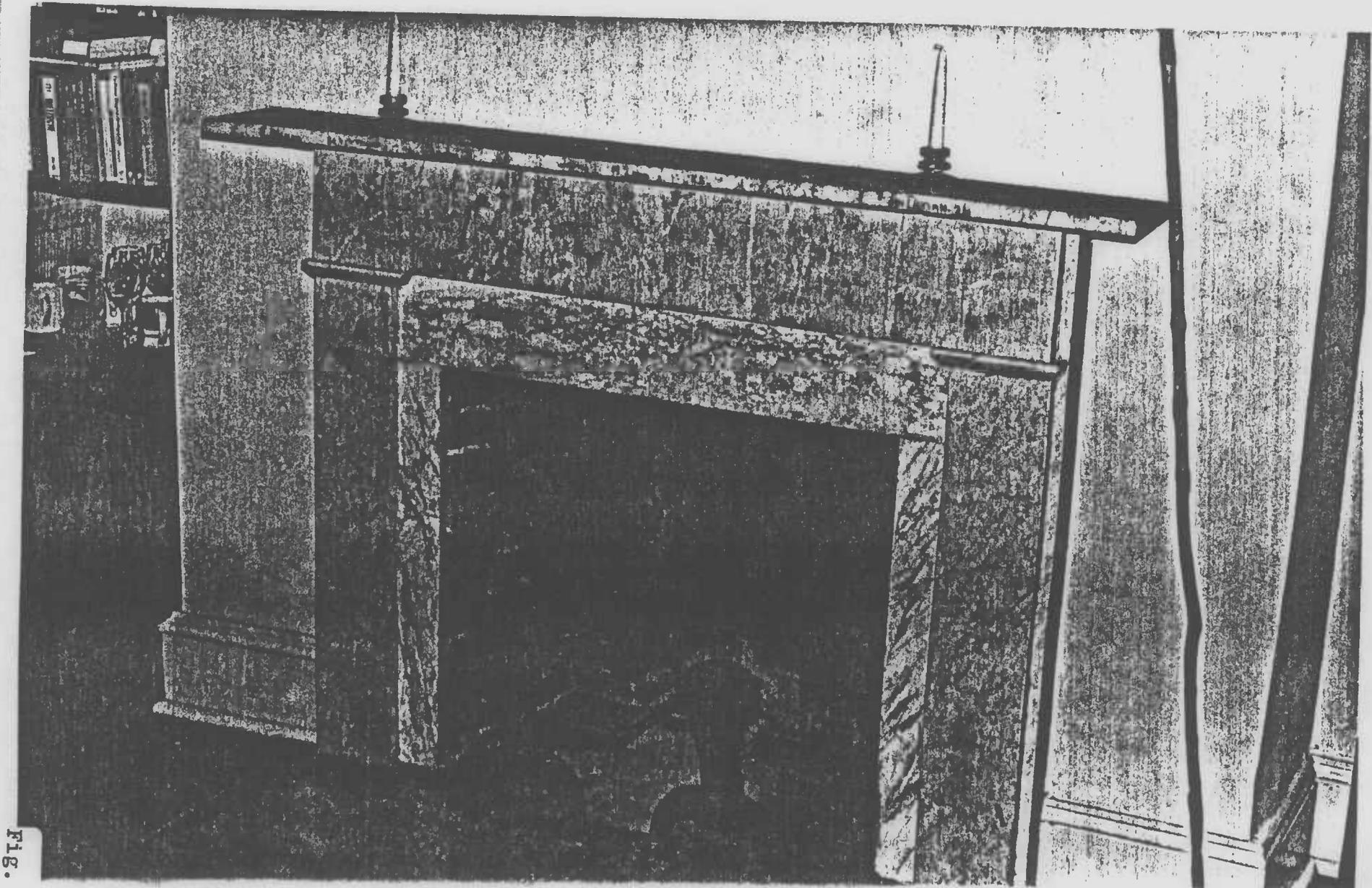


FIG.

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**PACA-CARROLL HOUSE
St. John's College
Annapolis, Maryland**

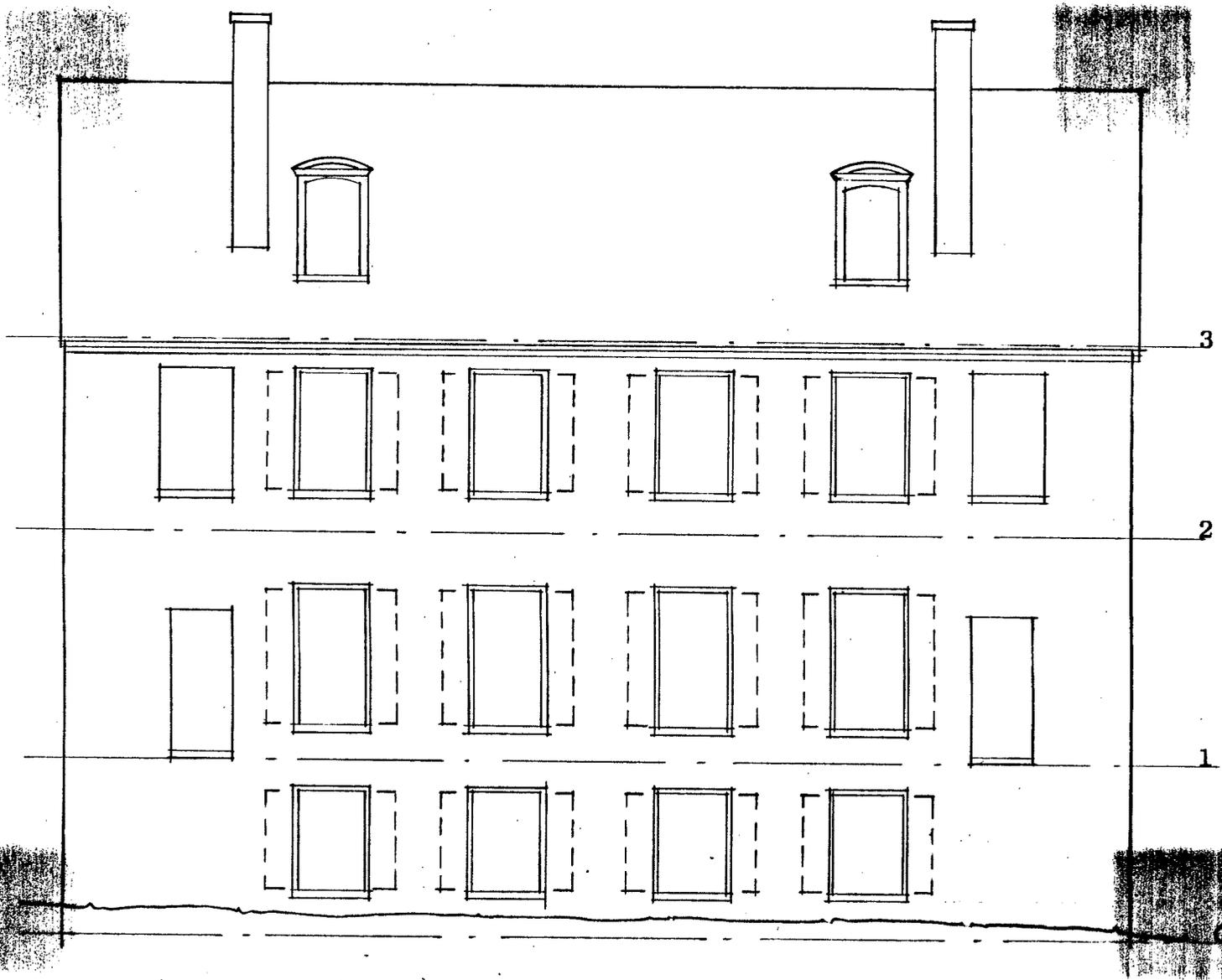
**South rm., southwesterly house,
second storey, mantel
April 1979
Photo by J. T. Wollon, Jr.**



SOUTH ELEVATION

Scale: 1/8" = 1'-0"

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NORTH ELEVATION

Scale: 1/8" = 1'-0"

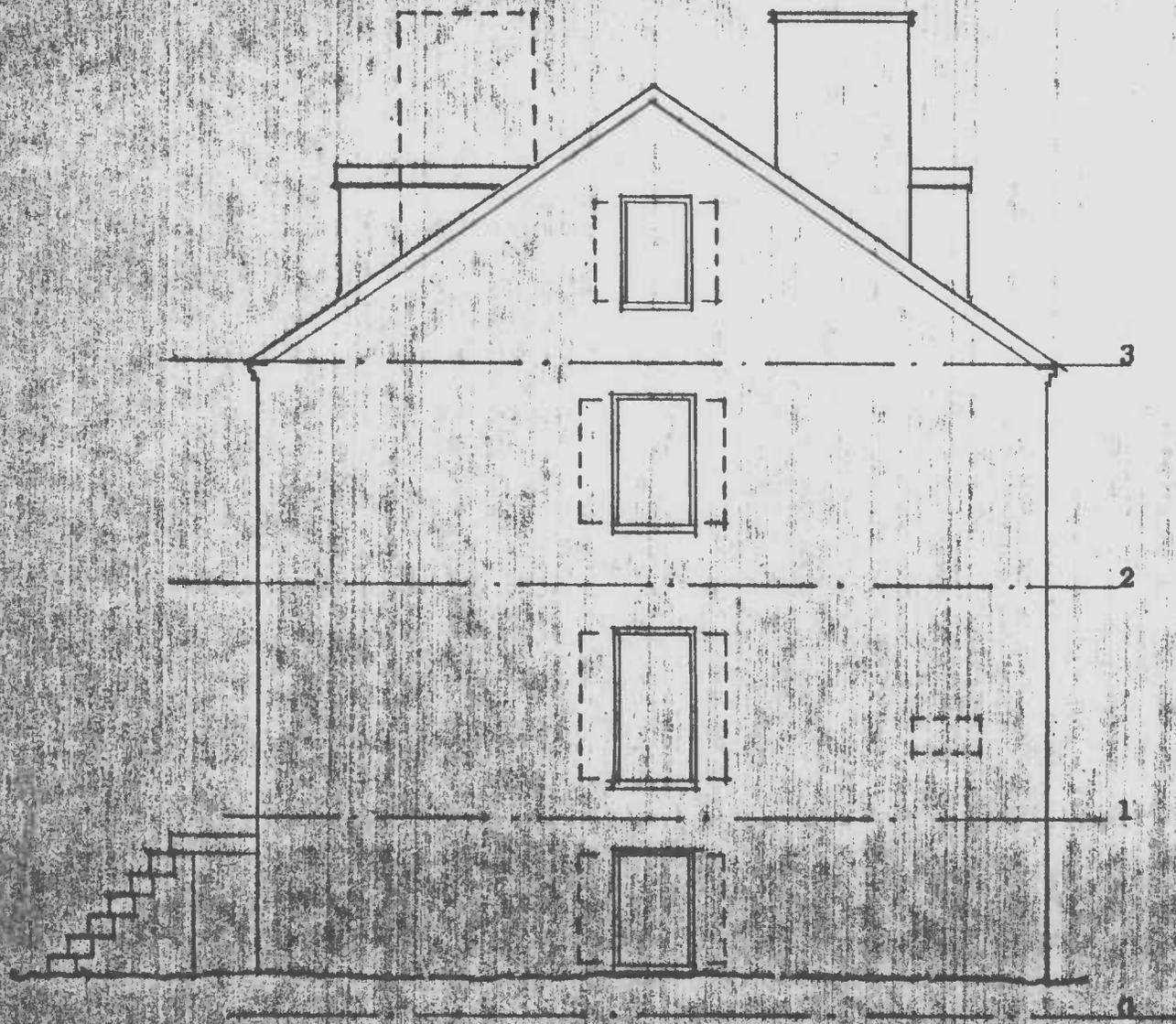
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WEST ELEVATION

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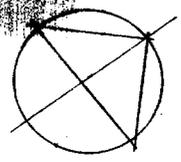
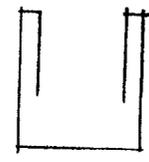
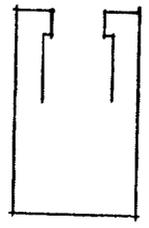
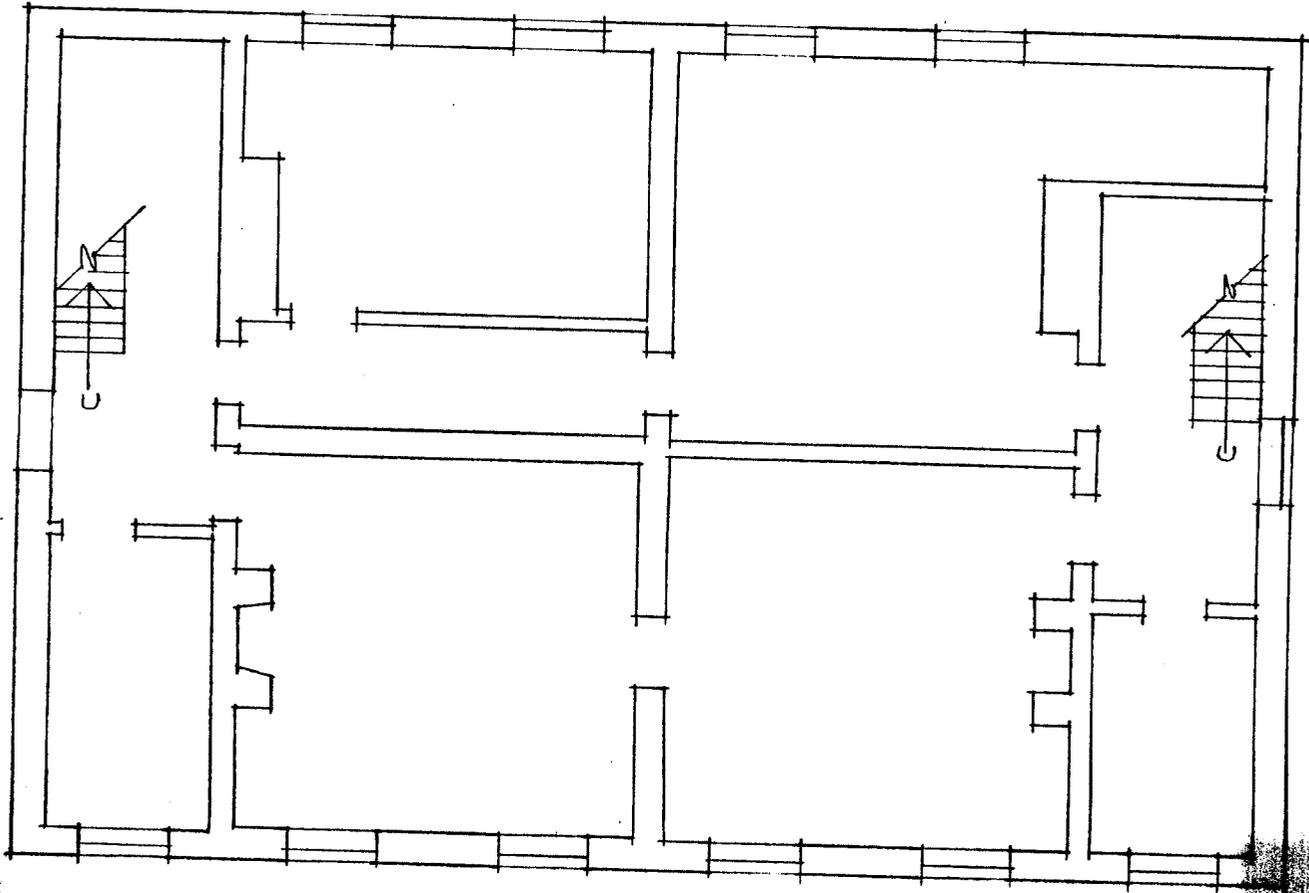
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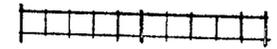
EAST ELEVATION

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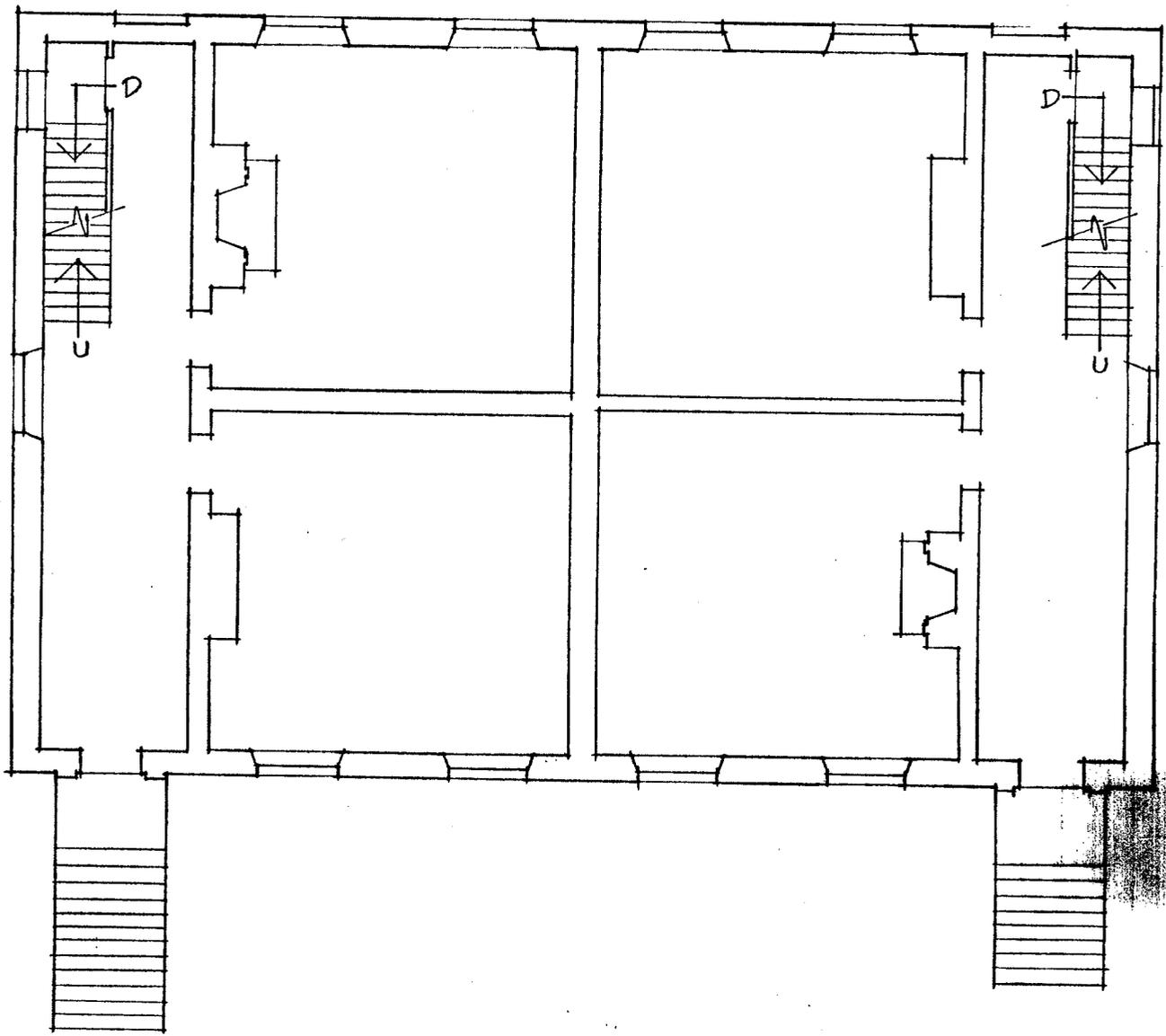


GROUND FLOOR PLAN

Scale: 1/8" = 1'-0"

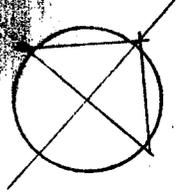
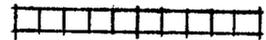


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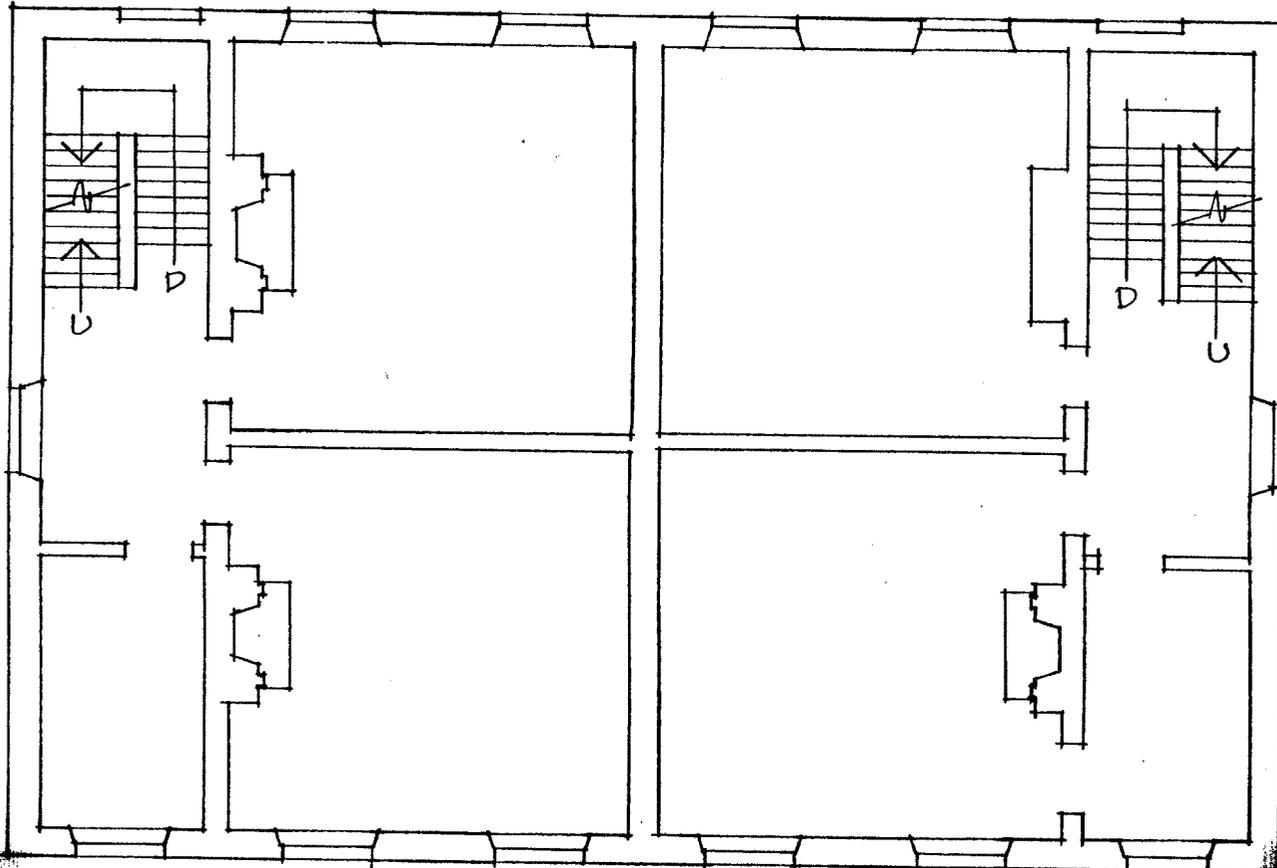


FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

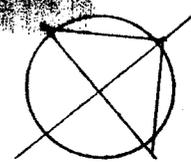
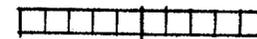


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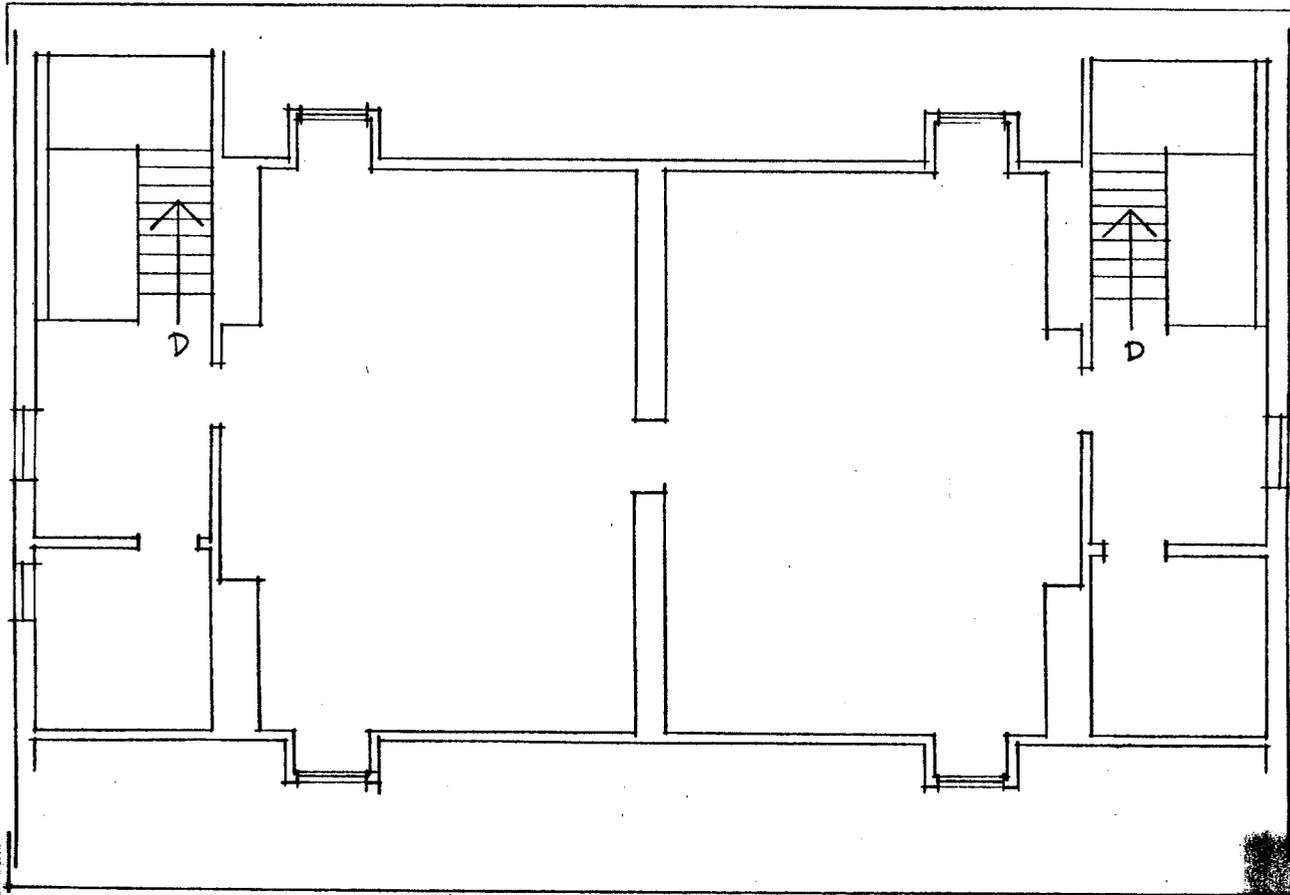


SECOND FLOOR PLAN

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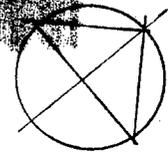
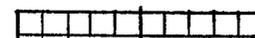


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THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"



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Form 3B
VII.15.1959

HISTORIC AMERICAN BUILDINGS SURVEY
Historian's Work Sheet for "Photo-data Books" (Part I)

Name of Structure Paca-Carroll House

Address Maryland, Anne Arundel, Annapolis, St. John's College Campus
State, county, township, locality, street address or location

Present Owner (give address) St. John's College

Present Occupant Male students of St. John's College

Present Use Mens' dormitory

Brief Statement of Significance (historical):

The Paca-Carroll, originally a duplex faculty home, was built as part of President Humphreys' effort to make St. John's a community unto itself, complete with residential faculty.

PHYSICAL HISTORY (All statements shall be documented)

Original and subsequent owners

St. John's College

Date of Erection **1855 - 1857 (See attached note)**

Architect **No record**

Builder, suppliers, etc.
No record

Original plans, construction, etc.

No record

Notes on alterations and additions In 1955, under the supervision of Archibald B. McCourt (Superintendent of Buildings and Grounds, St. John's College), Baltimore Contractors, Inc. razed two wings at the rear of the building. These had been used as summer kitchens and were considered inappropriate to conversion for dormitory use. New wrought iron rails were also placed on the front steps. Interior alterations: on the third floor the partition separating the houses was removed and the ceiling heightened, thereby creating space for an additional double room. There were no other extensive interior alterations.

HISTORICAL EVENTS CONNECTED WITH STRUCTURE

In 1937, President Stringfellow Barr gave the building its present name in honor of William Paca and Charles Carroll of Carrollton. These men were two of the four Maryland signers of the Declaration of Independence, and long time Annapolis residents.

Important old views (with location) Picture Files, Alumni Office, St John's College, Annapolis

Forbes Collection of Photographs, Hall of Records, Annapolis; #190 (with Humphreys Hall) #73, #181

Sources of information (with location) Buildings Files, Alumni Office, St John's College, Annapolis

Evening Capitol, Annapolis, 21 September, 1955

Minutes of the Board of Visitors and Governors, Hall of Records, Annapolis

Tilghman, J.F. "An Early Victorian College: St John's", Maryland Historical Magazine, XIV, June, 1949
Likely sources not yet investigated

Letters to President Humphreys, 1839 - 1857, Hall of Records, Annapolis

Prepared by Florence T Dunbar

Research Staff, Historic Annapolis, Inc.

Date October 1964

INSTRUCTIONS FOR DOCUMENTATION

Published references: Give author's full name, exact title from title page (underlined), publisher, place of publication, date, page references.

Manuscript references: Give location of manuscript and note if long-hand or typed. Cite "from," "to," date, etc.

Interviews: If information came from a personal interview, give complete name and address of informant.

CONTINUATIONS: Any of the above entries may be continued on additional sheets. Exact transcripts in quotes from pertinent documents are especially welcomed as appendices or otherwise.

PACA-CARROLL HOUSE: Additional Notes

President Humphreys strongly advocated the principle that St John's College should be a self-contained unit, that "the town could come to the College, but the College should not have to go to the town." It was for this reason that he urged the Board of Visitors and Governors to agree on the construction of faculty housing.

In order to get them (the faculty) all on campus, the two blocks of houses at either end of the row were ordered. Because of loss of records it is impossible to say with any accuracy in just which order the two groups were constructed. Riley says the two on the SW end were built in 1855 and the two on the NE end in 1857. We know no houses were there in 1855, and the Sachse print of Annapolis, made in 1857, shows all four of the houses completed.

(From TF Tilghman's "An Early Victorian College, St John's").

The Anne Arundel County Almanac for 1878, at the Hall of Records, Annapolis contains a map of the city with a notation that the Paca-Carroll House was occupied by Dr. A. Claude and Mr. L.H. Dashnell, D.D.

Mellon gift benefits St. John's

St. John's College President Richard D. Weigle has announced a \$500,000 gift from Paul Mellon, an alumnus of the college, for the renovation and expansion of the Paca-Carroll House, a small dormitory on campus.

Weigle said the Mellon gift and other contributions will enable St. John's to claim matching funds from the State of Maryland authorized through a bond issue of \$1.75 million by the 1977 General Assembly.

Altogether the project is expected to cost \$1.1-million. Bids will be sought May 20 and due a month later. Construction will begin in July or August with a completion date in time for the opening of the 1981 academic year.

Mellon entered St. John's College in 1940, eleven years after he graduated from Yale. He did not complete his year, because of active duty with the Army during World War II, but he has continued to support the school.

Plans call for restoration of the Federal-

style building and addition of a contemporary wing. The building was constructed before the Civil War as a duplex residence for faculty members. The planned construction will permit Paca-Carroll to house 50 students as compared to its present 21, to help relieve the school's cramped dormitory facilities.

Robert C. Hammond, architect, and James T. Wollon, restoration specialist, will maintain the integrity of the original section while the new extension will be built as a separate building connected to

the original structure with an open, glassed-in "hyphen" and with cross-walks at both first and second story levels. The creative plans follow suggestions from the Historic District Commission.

Built in 1857, the Paca-Carroll House was named in honor of two signers of the Declaration of Independence connected with the college's founding. William Paca and Charles Carroll of Carrollton were among those who petitioned the General Assembly for the college charter. During the Civil War it was used as a hospital.

AA-617

HABS No. MD- 292

AA-677 HABS
MD

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Brick Double House
St. John's College
Annapolis
Anne Arundel County
Maryland

PHOTOGRAPH

ADDENDUM
FOLLOWS...

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013

BRUCE HOUSE
1700 Old House #
Annapolis, Maryland

AA-677
HABS. NO. MD. 29

HABS
MD.

2 ANNA

41-1



Historic American Buildings Survey
E. H. Fickering, photographer

ST. JOHN'S COLLEGE.

November 1936

St. John's College, Brick Double House
(St. John's College, Faculty Residence)
(St. John's College, Paca-Carroll House)
St. John's College
Annapolis
Anne Arundel County
Maryland

AA-677
HABS NO. MD-292

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Addendum to
Paca-Carroll House
Annapolis
Anne Arundel County
Maryland

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013

HABS
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HISTORIC AMERICAN BUILDINGS SURVEY
ADDENDUM TO
ST. JOHN'S COLLEGE, BRICK DOUBLE HOUSE
(ST. JOHN'S COLLEGE, FACULTY RESIDENCE)
(ST. JOHN'S COLLEGE, PACA-CARROLL HALL)

HABS No. MD-292

Location: St. John's Street, St. John's College, Annapolis, Anne Arundel County, Maryland

Present Owner: St. John's College, Annapolis, Maryland

Present Occupant: Male Students

Significance: The house was originally built as a duplex faculty home. Under St. John's College, President Humphrey's efforts to make St. John's a self-sufficient community, "... the town could come to the College, but the College should not have to go to the town ..." (TF. Tilghman, "An Early Victorian College, St. John's" Maryland Historical Magazine, XVIV, June, 1949)

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1855-1857. The Anne Arundel County Almanac for 1878 contains a map of the city with a notation that the Paca-Carroll House was occupied by a Dr. A. Claude and Mr. L.M. Dashnell, D.D.
2. Alterations and Additions: In 1955, under the supervision of St. John's College Superintendent of Buildings and Grounds, Archibald McCourt, two wings at the rear of the building were razed. These wings had been used as summer kitchens and were considered inappropriate for the building's new function as dormitory. At this time new wrought-iron rails were placed on the front steps. On the third floor, the partition separating the two houses was removed and the ceiling lifted to create space for an additional double room.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character:
2. Condition of fabric: The exterior brick masonry is sound; the interior has been extensively altered on the third floor.

B. Description of Exterior:

1. Over-all dimensions: The two-and-one-half-story house rests on an elevated basement, nearly a full story above grade, bricks laid in American bond. The building is rectangular in form, approximately 31' x 48' with a six bay front.
2. Wall construction: Exterior walls of brick laid in American bond, medium red in color.
3. Porches: Granite stoops, 8 and 10 steps high, respectively, give access to the entrances at each end.
4. Chimneys: There is a large brick chimney one bay in front from each end.
5. Openings:
 - a. Doorways and doors: The main facade has two entrances, one at each end, consisting of a wooden frontispiece with simple Greek Revival entablature over antoe. Each doorway has a glazed transom over a six-panel door.
 - b. Windows: Typical window openings are rectangular, with a flat arch, simple wooden trim and granite sills. Sashes are double hung, 6 lights over 6 lights. There are two blind panels at each end of the rear wall (possibly once windows lighting the stairs).
6. Roof:
 - a. Shape, covering: The roof is a gable, covered with slates.
 - b. Cornice: Three plain courses of corbeled brick.
 - c. There are two segmental-gabled dormers on each long face.

C. Description of Interior:

1. Floor plans:
 - a. Basement: Two large rooms across the front, a bathroom, washroom across the rear and stair halls at each end.
 - b. First floor: There is a stair hall at each end, with two rooms opening from each (front and rear).
 - c. Second floor: The stair halls at each end open into rooms; there is a small room over each entranceway.
 - d. Attic: There are stair halls at each end, which lead to a large central room.

ST. JOHN'S COLLEGE, BRICK DOUBLE HOUSE
HABS No. MD-292 (page 3)

2. Stairways: Stairs at each end of the building extend from basement to attic: 18 risers from the first to the second floor, and 16 risers to the attic. The stairs are a dog-leg type, with open string, brackets, round handrail, round tapered balusters and a large turned newel.
3. Flooring: The entire building is floored with yellow pine boards which average 5" in width.
4. Wall and ceiling finish: Primarily finished in plain plaster.
5. Doorways and doors:
 - a. First floor: The four-panel doors here are probably replacements.
 - b. Second floor: The six-panel doors here appear original; there are small panels in the central tier, vertical panels above and below.
 - c. Third floor: There are simple 4-panel doors.
6. Decorative features and trim: The window and door openings have wide plain trim, except for beading on the inner edge. The windows have splayed jambs with a high wood base. Several rooms retain their chimneypieces; on the first floor they are wooden, with a simple pilaster strip, a low Tudor arch and a mantel shelf. On the second floor they are simple marble and wooden mantels.

PART III. SOURCES OF INFORMATION

A. Old views:

Building Files, Alumni Office, St. John's College, Annapolis.

Forbes Collection of Photographs, #190 (with Humphreys Hall) #73, #181, Hall of Records Annapolis

Picture Files, Alumni Office, St. John's College, Annapolis

B. Primary and unpublished sources:

Letters to President Humphreys, 1839-1857. Hall of Records, Annapolis

Minutes of Board of Visitors and Governors, Hall of Records, Annapolis, Maryland

ST. JOHN'S COLLEGE, BRICK DOUBLE HOUSE
HABS No. MD-292 (page 4)

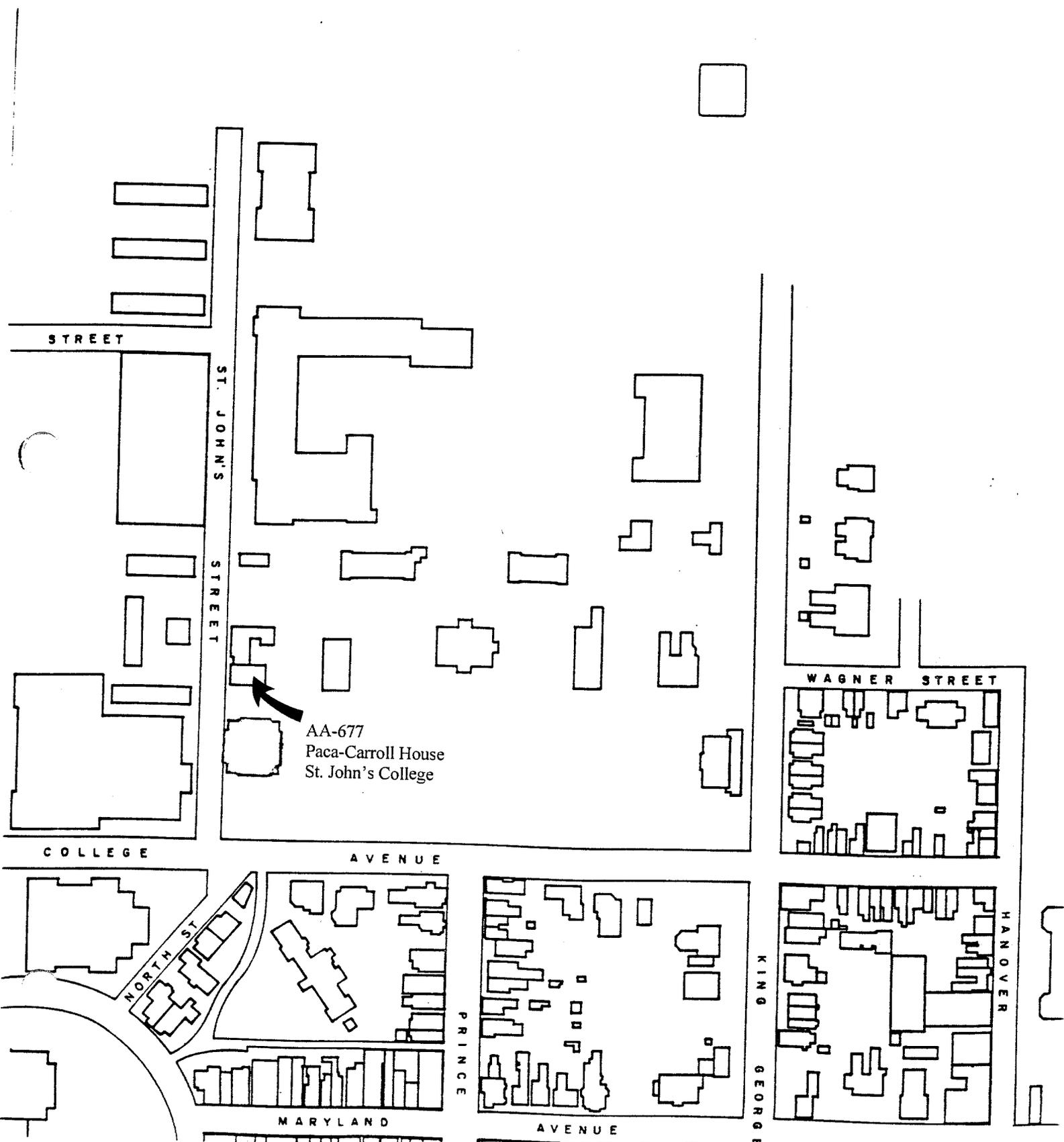
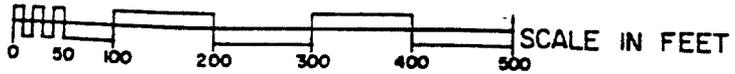
C. Secondary and published sources:

Evening Capitol, Annapolis, 21 September, 1955

Tilghman, T.F., "An Early Victorian College: St. John's", Maryland Historical Magazine, XVIV, June 1949

Prepared by: Eleni Silverman, HABS
From reports submitted by:
Florence Dunbar, 8/64
Harley J. McKee, 8/64
August 18, 1983

AA-677





AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SE ELEVATION, LOOKING NW

1 OF 9



AA-677

PACA-CARROLL HOUSE
ST. JOHN'S COLLEGE
ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

EAST CORNER LOOKING WEST

2 OF 9



AA-677

PACA-CARROLL HOUSE
ST. JOHN'S COLLEGE
ANNAPOLIS, MD
TRACERIES

1/00

MD SHPO

NE ELEVATION WITH REAR ADDITION, LOOKING
WEST

3 OF 9



AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

NORTH CORNER LOOKING SOUTH

4 OF 9



AA-677

PACA-CARROLL HOUSE
ST. JOHN'S COLLEGE
ANNAPOLIS, MD
TRACERIES

1/00

MD SHPO

NE ELEVATION OF REAR ADDITION,

LOOKING WEST

5 OF 9



AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

NW ELEVATION OF REAR ADDITION,
LOOKING SE

6 OF 9



AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS, MD

TRACERIES

1/00

MD SHPO

SW ELEVATION WITH REAR ADDITION,

LOOKING EAST

7 OF 9



AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS

TRACERIES

1/00

MARYLAND SHPO

FIRST FLOOR, SW STAIR, LOOKING

NW

8 OF 9



AA-677

PACA-CARROLL HOUSE

ST. JOHN'S COLLEGE

ANNAPOLIS

TRACERIES

1/00

MARYLAND SHPO

BASEMENT LOOKING NE

9 OF 9

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 677</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME: Paca-Carroll House
ORIGINAL FORMAL NAME:
PRESENT USE: Dormitory
ORIGINAL USE: Residences (2)
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Federal
DATE BUILT: 1857-1978adds

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: St. John's
COMMON NAME: Paca-Carroll House
FUNCTIONAL TYPE: RES Map 31 Par 20
OWNER: St. John's College ADDRESS: College Ave. Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National () HABS

GENERAL DESCRIPTION:
 Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon ()
 - Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- 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:
- Roof Structure
 - Truss: Wood (X) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate (X) Wood Shingle () Asphalt Shingle () Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

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

Number of Stories: 2 1/2
 Number of Bays: 6
 Approximate Dimensions: 50 x 30

Entrance Location: Right-Left

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-677

Elliptical dormers with full returns and elliptical sash, interior chimneys, corbeled brick cornice, all windows with splayed brick lintels and granite sills, entrances in end bays with Greek Revival full entablatures on pilasters, with flat transoms.

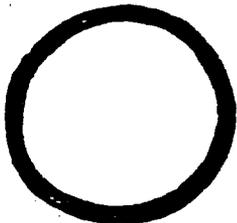
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Excellent example of mid 19thC Federal/Greek Revival double residence built to house two faculty members, contributes to townscape of campus, with 1980 addition in scale.

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

Form 10-445
(5/62)

1. STATE Annapolis, Maryland
 COUNTY
 TOWN VICINITY
 STREET NO. St. John's Campus
 ORIGINAL OWNER St. John's College
 ORIGINAL USE
 PRESENT OWNER St. John's College
 PRESENT USE Dormitory
 WALL CONSTRUCTION Brick
 NO. OF STORIES 2 plus dormer attic

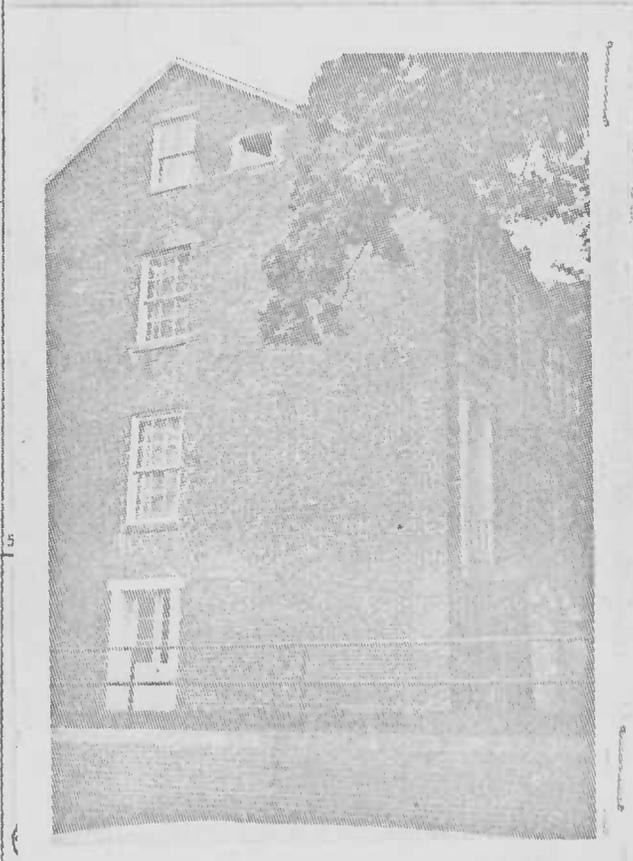
HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME Paca Carroll House
 DATE OR PERIOD 1857
 STYLE Greek Revival
 ARCHITECT
 BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No

The Paca-Carroll House is a good example of a mid-19th century Southern brick house with latent Federal - Greek features. The slate roof has 2 elliptically roofed dormers which are 6/6 and look Federal. All windows are 6/6 with splayed brick lintels and granite sills. The doorways at each end on the front are good Greek Revival and are up 10 granite steps. Buildings is good vernacular architecture and is worth keeping.



Interior Exterior

SOURCES:

I. M. Pei, H. A., Inc.

7. PHOTOGRAPH

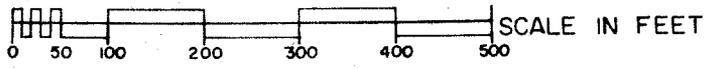
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER

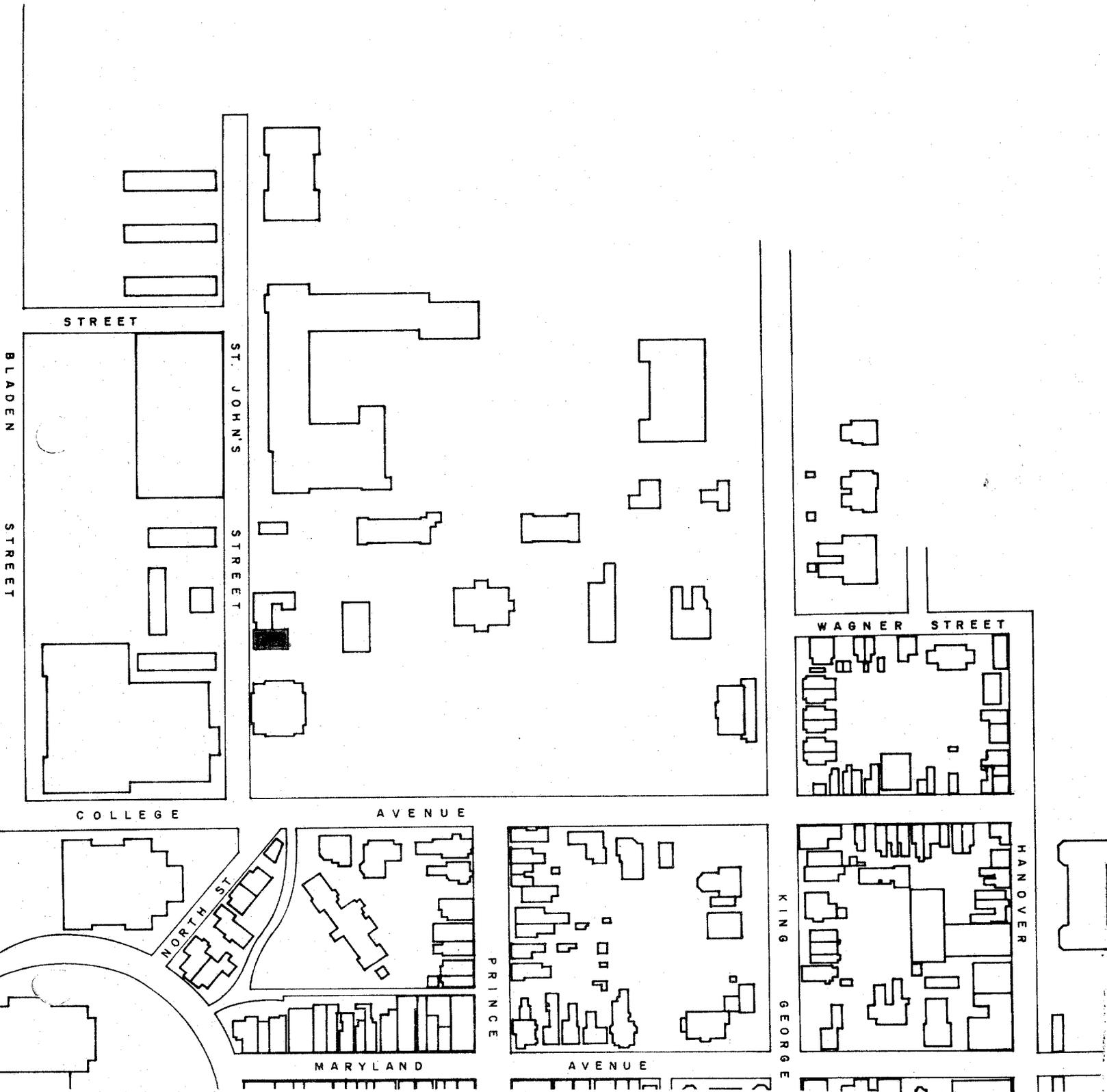
William D. Morgan
 Columbia University
 New York City

DATE OF RECORD August 22, 1967

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



AA 677
ANNAPOLIS HIST. DIST.





Paca Carroll Hse

St Johns

AA 677

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW



R Paca/CarröHse/St J'sAA 677

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW