

## **CAPSULE SUMMARY**

**AA-510**

**Onofrio Geraci House**

**165 Green Street**

**Annapolis, Maryland**

**1875**

**Private**

The vernacular dwelling at 165 Green Street was constructed in 1875 for Italian-born Onofrio Geraci, a local barber and prominent merchant with a fruit and confectionary store on Main Street. The unimproved lot had been leased by Thomas and Sally Eliza Sands to Geraci, who after one year purchased the property on which he had had his new home constructed. The house was bequeathed to Mary K. Geraci, superintendent of nurses at the Annapolis Emergency Hospital on Franklin Street. Sometimes using the house as rental property, Geraci typically leased it to member of the United States Navy. The Geraci family retained ownership for over ninety years, selling it in 1969. An exterior easement for the Geraci House was granted to the Historic Annapolis Foundation in 1971 by then-owners, Thomas Coleman duPont and Blaine duPont.

The wood-frame structure stands two-and-a-half stories in height on a partially exposed masonry foundation that has been heavily parged and painted. The façade of the building, two bays wide along Green Street, is clad in German siding, while the side elevations are covered with weatherboard siding. The side-gabled roof is covered with asphalt shingles. A slightly overhanging boxed wood cornice, the molding of which is obscured by metal gutters, finished the roofline on the façade and second-story rear addition. The side elevations are marked at the roofline by a square-edged raked cornice. Front-gabled dormers rise from the center of the roof on the southeast and northwest elevations. Double interior brick chimneys project from the southwest side elevation. A smaller interior brick chimney extends from the shed roof of the ell. The wood-frame ell, altered several times in the first two decades of the twentieth century, is clad in weatherboard siding with a shed roof covered with asphalt shingles. Additionally, between 1913 and 1921, a canted bay was constructed on the façade of the building and the one-story porch added to the southwest elevation of the main block as shelter for the new main entry. This alteration presumably resulted in the loss of the primary entry on Green Street, relocating it to the southwest elevation.



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## 7. Description

Inventory No. AA-510

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### 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

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

The single-family vernacular dwelling at 165 Green Street was constructed in 1875. The present structure consists of the rectangular main block and the original one-story ell that was raised to two stories and widened between 1908 and 1913. This larger ell was augmented by a one-story addition on the rear. Between 1913 and 1921, the ell was altered by the creation of an inset porch on the western corner and the one-story addition was partially raised to two stories. Additionally, the canted bay was constructed on the façade of the building and the one-story porch was added to the southwest elevation of the main block as shelter for the new main entry. This alteration presumably resulted in the loss of the primary entry on Green Street, relocating it to the southwest elevation. In the third quarter of the twentieth century, circa 1971, the inset porch was fully enclosed to provide additional living space. A photograph dated July 1982 indicates the porch had a built-up roof and was framed by a balustrade with square posts. Access to the porch was through the westernmost opening in the main block, which was then a single-leaf door. The opening has since been changed to the double-hung window and the roof balustrade removed. In 1990, the ell was once again raised along the northwest elevation to two stories, although a half bay of the one-story addition constructed between 1908 and 1913 remains intact.

The wood-frame structure stands two-and-a-half stories in height on a partially exposed masonry foundation that has been heavily parged and painted. The façade of the building, two bays wide along Green Street, is clad in German siding, while the side elevations are covered with weatherboard siding. The corners of the structure are finished with narrow cornerboards. The side-gabled roof is covered with asphalt shingles. A slightly overhanging boxed wood cornice, the molding of which is obscured by metal gutters, finished the roofline on the façade and second-story rear addition. The side elevations are marked at the roofline by a square-edged raked cornice. Front-gabled dormers rise from the center of the roof on the southeast and northwest elevations. The dormers have weatherboard cheeks, original 6/6 wood-sash windows, and front-gable roofs clad in asphalt shingles. The open tympanums of the dormers have diminutive cornices with ogee bed molding and returns that create the impression of a segmental arch. Double interior brick chimneys project from the southwest side elevation of the building. Each of the tall chimney stacks has two squared hoods. A smaller interior brick chimney extends from the shed roof of the ell. The wood-frame ell is clad in weatherboard siding with a shed roof covered with asphalt shingles.

### Setting

The canted bay on the façade of the building actually extends onto the sidewalk. A rough-cut coursed stone wall with granite coping continues eastward from the property at 161-163 Green Street (AA-1607). A wrought-iron metal gate secures the concrete and wood steps along the southwest side of the landscaped property, which is edged by a wrought-iron fence. At the west corner of the side porch a vertical-board wood fence runs to the western corner and along the northwest and northeast sides of the lot. The single-family dwelling abuts the wood-frame structure at 167 Green Street (AA-511), which is set back from the street on the northeast side. A rough-cut coursed stone wall with what reads as brick coping rises just above the first story of the dwelling in the first bay of the northeast elevation. At about the southern corner of the building at 167 Green Street, the wall is constructed of five-course American-bond brick, set on the stone foundation, and rises to just below the second story of the structure at 165 Green Street.

### Exterior

The façade of 165 Green Street is dominated by the three-sided canted bay that was added to the elevation sometime between 1913 and 1921. The bay extends from the basement level to just below the second story and fills the two bays of the façade. Set on a parged masonry foundation, the bay is clad in German siding and covered by a half-hipped roof of standing-seam metal. The foundation is pierced by a rectangular opening holding diagonally placed boards. The former window opening has a projecting wood sill and square-edged surround with an interior quirk bead. All three sides of the bay's first story are pierced by single double-hung windows with 6/6 wood sash. The openings have square-edged surrounds with a narrow projecting wood sill. The slightly overhanging boxed cornice along the roofline has an ogee profile with bed molding. The second story of the façade retains its original fenestration pattern, pierced by two single window openings. The 6/6 windows, which has narrow muntins, are framed by square-edged surrounds topped by a shallow pedimented lintel with a projecting ogee cap. Hardware for shutters remains on the surrounds.

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The northeast elevation of the dwelling, clad in weatherboard siding, abuts the house at 167 Green Street and does not have any openings. The southwest elevation is four bays wide with unequally spaced, but symmetrically placed openings on the first and second stories. A one-story porch, added between 1913 and 1921, shelters the two center bays of the first story. The wood-frame porch is one bay wide and two bays deep, set on a masonry pier foundation. The tapered Tuscan posts support the half-hipped roof of standing-seam metal. The wide overhang of the roof is finished with a boxed wood cornice that is largely obscured by a metal gutter and wide architrave. The foundation is pierced by a single rectangular window opening infilled with diagonally placed boards and framed by a projecting wood sill and square-edged surround with an interior quirk bead. The first story has a narrow single-leaf entry holding a six-paneled wood door with a square-edged surround. The lintel has a plain architrave topped by a slightly projecting ogee cap. This opening original held a double-hung window. To the west of the entry are two window openings, each with 6/6 wood-sash. The windows have two-inch square-edged surrounds with an interior quirk bead and wide wood sills. Hardware for shutters is present on the surrounds.

The second story of the southwest elevation has three window openings. The center opening was converted into an entry opening when a balustraded open porch was added roof of the side porch in the latter part of the twentieth century. In 1990, the roof porch was removed and the entry returned to its original use as a window. Each of the openings has a 2/2 replacement window with square-edged surrounds and narrow wood sills. The windows in the two southernmost bays have shallow pedimented lintels with slightly projecting ogee caps and plain architraves. The window in the westernmost bay of the main block has a flat lintel. The gable end is pierced by a single 2/2 window with square-edged surrounds, narrow wood sill, and flat lintel. Shutter hardware is present on the surrounds of the window openings, except for the center opening on the second story.

The southwest elevation of the ell, distinguished by the inboard on the western corner of the main block, is three bays deep. It is marked on the first story in the southernmost bay by a single-leaf entry with a two-paneled/nine-light door. The opening has a narrow square-edged surround recessed within the weatherboard siding that covers the elevation. The center bay has a standard-sized 6/6 wood-sash window, while the end bay has a smaller 4/1 wood-sash window. Both openings are framed by four-inch wide square-edged surrounds with narrow wood sills, flat lintels, and shutter hardware. The second story has two window openings, with 2/2 wood sash.

The northwest elevation of the ell has no openings on the first story. Additions and alterations to the ell have resulted in the retention of part of the shed roof that covered the structure when it stood just one story in height. It is covered with what appears to be plywood. The second story of the northwest elevation is the result of an extension to the ell in 1990. It is pierced by two single window openings, each with 6/6 wood-sash. The narrow surrounds are square-edged and finished with a narrow wood sill.

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

## 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 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 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: _____

**Specific dates** 1875; 1913-1921 **Architect/Builder** Unknown

**Construction dates** 1875; 1913-1921

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 projects, complete evaluation on a DOE Form – see manual.)

The vernacular dwelling at 165 Green Street was constructed in 1875 for Italian-born Onofrio Geraci, a local barber and prominent merchant with a fruit and confectionary store on Main Street. The unimproved lot had been leased by Thomas and Sally Eliza Sands to Geraci, who after one year purchased the property on which he had had his new home constructed. The house was bequeathed to Mary K. Geraci, superintendent of nurses at the Annapolis Emergency Hospital on Franklin Street. Sometimes using the house as rental property, Geraci typically leased it to member of the United States Navy. The Geraci family retained ownership for over ninety years, selling it in 1969. An exterior easement for the Geraci House was granted to the Historic Annapolis Foundation in 1971 by then-owners, Thomas Coleman DuPont and Blaine DuPont.

### HISTORY

#### LOT 26

The property on which 165 Green Street stands was historically part of Lot 26, which extended from Duke of Gloucester Street southeasterly mid-block along Green Street. James Stoddert resurveyed the lot in 1718 for Amos Garrett, who was believed to have been "the most prominent and by far the most successful" merchant in Annapolis from the first decade of the eighteenth century until his death in 1727.<sup>1</sup> Garrett, who served as the first mayor of Annapolis, apparently made his fortune lending money at interest and dealing with imported goods.<sup>2</sup> Following Garrett's death, his heirs sold Lot 26 to Dr. Charles Carroll.<sup>3</sup> By 1737, Carroll had purchased the adjoining lots designated as 25, 28, 29, 30, and 32. He also owned other non-contiguous property throughout Annapolis.

Dr. Charles Carroll, born in Ireland about 1691, is believed to have arrived in Maryland in 1715. Soon after his arrival, Carroll began to practice medicine, documented by his 1716 account books, although he did not have a medical degree. As explained by Norman K. Risjord in *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*, Carroll's "fee was 100 pounds of tobacco, or a multiple of that for

<sup>1</sup> Edward Papenfuse, *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), p. 13. Papenfuse places Garrett's death in 1728; however, his grave marker at St. Anne's Church indicates his death date was March 8, 1727.

<sup>2</sup> Despite the financial success he enjoyed throughout his lifetime, Garrett's body was arrested for debt after his death in 1727, and kept for seven days as was allowed by English Common Law. Elihu Riley, *The Ancient City: History of Annapolis in Maryland, 1649-1887*, (Annapolis, Maryland: Record Printing Office, 1887), p. 76.

<sup>3</sup> Provincial Court Records, Liber RD 2, Folio 311 and Liber RD 3, Folio 76.

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some extraordinary service. The medicines he prescribed evidently were included in the fee. He also seems to have functioned as a pharmacist, selling drugs on a retail basis. The account book indicates that he purchased his medicines from an agent in London.”<sup>4</sup>

Despite the need for educated surgeon, or surgeons as they became known, Dr. Carroll's 1719 account books indicate he had nearly abandoned the medical practice in favor of commerce, agriculture (tobacco), iron manufacturing, and shipbuilding. He also began to acquire and sell vast acres of land, particularly in western Maryland. “He eventually held patents to ninety-six tracts totaling 31,529 acres for an average of 352 acres per holding. Of these, Carroll sold fifty-seven tracts containing 22,781 acres, at a profit margin that frequently reached 400 per cent.”<sup>5</sup> This great wealth appears not to have helped Carroll in his pursuit of Dorothy Blake, the daughter of Charles Blake of Queen Anne's County on the Eastern Shore of Maryland.<sup>6</sup> A 1955 information sheet compiled by Historic Annapolis, Inc., recounts that “Mr. Blake said that he did not know enough about the young suitor, also that he did not like Annapolis, and therefore Annapolitans. But Carroll assured him [Blake] that he owned land and Negroes, and had already begun building a house. Carroll then said that he was not trying to marry money, but Blake somehow let it be known that he planned to give his daughter fifty pounds sterling, for ten years.... At all events, Blake finally consented, and so the two were married, during 1723....”<sup>7</sup> A second undated information sheet archived at Historic Annapolis notes the Carrolls were married in 1719. The Carrolls were living in Annapolis by early 1724, presumably residing in the dwelling at the corner of Main and Conduit streets. The construction date of the prominent Annapolis townhouse is tied not only to its construction technology and materials, but also to the birth of Dr. Carroll's first child in the dwelling. Charles Carroll (the Barrister) was born on March 22, 1724; the year after his father had purchased the property on Main Street. Known as the Charles Carroll the Barrister House (AA-671), the dwelling on Main Street at Conduit Street had been sold by Dr. Carroll in 1746 to Nicholas Maccubbin his son-in-law. Historic records document that Maccubbin resided in the house until his death in 1784.<sup>8</sup> Dr. Carroll appears to have relocated to a newly constructed brick house on Lots 29 and 30, at what is presently the site of 188 Green Street (AA-1289).

In 1752, Dr. Carroll announced the opening of a street to the dock at Main Street from Duke of Gloucester Street. The naming of Green Street has been said by local historians to have been an interpretation of the word “Gratis,” meaning without charge or payment. The word was noted at the bottom of publisher Jonas Green's own copy of the *Maryland Gazette*, apparently in Dr. Carroll's own hand.<sup>9</sup> The declaration was advertised in the *Maryland Gazette* on February 20, 1752:

Dr. Charles Carroll, having made a Street way, from the Head of Nicholson's dock, opposite to the Market House in the City of Annapolis, from the end of Church Street at the Waterside, through his Lots, to Duke of Gloucester Street, for the reasonable convenience of others as well as his own, by the name of Green Street;

This is to give notice, that the said Carroll hath several very convenient Lots, fronting on both sides of the said Green Street, some fronting on that and Church Street, or the Cove, and others fronting on Duke of Gloucester Street and said Green Street, very conveniently situated for good Air, and Prospect, and Building or carrying on any Trade or Business; which Lots he will sell, or

<sup>4</sup> Norman K. Risjord, *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. (Baltimore, Maryland: Maryland Historical Society, 1997), p. 63.

<sup>5</sup> Risjord, p. 64.

<sup>6</sup> Risjord indicates Carroll's wife was named Mary Blake, p. 61.

<sup>7</sup> Historic Annapolis, Inc., “The Carroll the Barrister House, Annapolis,” Information Sheet, Fourth Annapolis Open House, April 13-15, 1955. Archived in the vertical property files of Historic Annapolis.

<sup>8</sup> The Charles Carroll the Barrister House, which its namesake never owned, was moved to the campus of St. John's College on October 3-4, 1955, saving it from demolition.

<sup>9</sup> Historic Annapolis Foundation Vertical Files, “Green Street.”

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lease at very reasonable Rates, for Lives, or an Term of Years. Any Persons inclinable to buy or lease, may apply to said Carroll at his house in Annapolis, and know further. C. Carroll.<sup>10</sup>

Although Green Street was commonly used by residents and visitors as a conduit to the wharves and Market Space from Duke of Gloucester Street, Dr. Carroll was unable to successfully sell or lease the lots flanking the street. The northwest side of Green Street was leased by Carroll for 21 years to Thomas Williamson in 1745. With no permanent structure constructed on the property, the lease was terminated by Williamson in 1759, seven years shy of the terms of the lease.

Following the September 1755 death of Dr. Carroll, the property was devised to his eldest son, Charles Carroll the Barrister. The younger Carroll was educated in Europe, attending a preparatory school in Portugal, and Eton and Cambridge University in England. He studied at the Middle Temple Law Courts of London before returning to Annapolis in 1755, just months prior to the death of his father. As the only surviving son, Carroll inherited vast wealth. Charles Carroll differentiated himself from the many other Charles Carrolls by 1766, writing in a correspondence "there are so many of my name in this town that some particular description is necessary to prevent mistakes. Please, therefore, to direct to me [as] Counsellor Barrister at Law; when you write to my correspondents, be pleased to mention me with that addition."<sup>11</sup> Thus, he became known as Charles Carroll the Barrister. During his career, Carroll the Barrister was the member of a number of patriotic bodies, including the Councils of Safety, the Committee of Safety, the Committee of Observation, and the Committee of Correspondence. He served as president of the Maryland Convention, which met in May 1776. The Barrister was the principal writer of the Declaration of Delegates of Maryland, originally scheduled for action on July 3, 1776, but adopted on July 6, 1776, two days after the Continental Congress agreed on the Declaration of Independence. The text of Carroll's declaration makes up the first forty-five articles of the Maryland Constitution, which he also helped draft. Carroll and his wife, Margaret Tilghman, had twins who died in infancy. He was charged in the 1783 Tax Lists for six lots in Annapolis, totaling six acres with a value of £1,329.0.0.

In 1783, Charles Carroll the Barrister bequeathed his land holdings, which included the property on Green Street, to his nephews, Nicholas Maccubbin, Jr., and James Maccubbin, provided they change their names to Carroll. The *Maryland Gazette* documented the name change from Maccubbin to Carroll on June 5, 1783, following an official Act of Assembly in April 1783. Nicholas Maccubbin, the father of Nicholas, Jr. and James, was a prominent Annapolis merchant and sheriff. He was married to Mary Claire Carroll, the daughter of Dr. Charles Carroll.

Lot 26, together with the surrounding lots fronting Green Street, was bequeathed to Nicholas Maccubbin Carroll, who began to advertise the land for lease after 1783. Maccubbin Carroll had subdivided the lots along Green Street, save Lots 29 and 30 where he resided with his family.<sup>12</sup> Denoted as "Area E," the property at 165 Green Street was leased to Stephen Clarke for 99 years. Clarke was to pay £9.6.8 annually for the lot, £6.4.5 was paid to Maccubbin Carroll and £3.2.3 to Margaret Carroll (wife of Charles Carroll the Barrister) for life. The property measured 28 feet along the north side of Green Street, extending 130 feet back to Lot 27. Clarke agreed to build a two-story brick, stone, or frame dwelling of approximately 400 square feet within three years of the lease agreement and pay all related taxes. By 1805, the lease was voided, as no improvements had been constructed.

Maccubbin Carroll still retained ownership of 165 Green Street during the term of the lease agreement. A prominent land owner and merchant, Nicholas Maccubbin Carroll was charged for ten dwellings throughout the City of Annapolis, collectively valued in the 1798 Federal Direct Tax at \$1,280. He was also charged for ten dwellings on Main Street, valued in total at \$2,048.

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<sup>10</sup> *Maryland Gazette*, February 20, 1752.

<sup>11</sup> Historic Annapolis, Inc. vertical property files.

<sup>12</sup> Edward Papenfuse and Jane McWilliams, "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historical Annapolis Foundation, 1969, Parcel 35, Section III, p. 610.

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Upon Nicholas Maccubbin Carroll's death on May 22, 1812, all of his land holdings were equally devised amongst his wife, Ann Jennings Carroll, and his five children. Because two of the children, Thomas H. and John Henry Carroll were under age, and Ann Jennings Carroll was to receive dowager rights, the division of the property was referred to the Chancery Courts, with William Kilty acting as chancellor. Further, Margaret Carroll, the widow of Charles Carroll the Barrister, "held a life estate in one undivided third part of all said real estate." Under Chancery Court #1213, Kilty "order partition into five part of the real estate of Nicholas Carroll, deceased, lying and being in Anne Arundel, Baltimore, and Kent Counties." John Eager Howard, Samuel Owings, Robert Lyon, Brice J. Worthington, and John Brice were appointed commissioners to examine and divide the property. John Brice was unable to fulfill the commitment as it was "inconvenient." On December 1, 1812, the Chancery Court appointed Christopher Hughes to replace him. Nicholas Brice was appointed guardian of the "infants" Thomas H. Carroll and John H. Carroll by Kilty on July 16, 1812.<sup>13</sup>

The division of property included The Caves and Stanton in Baltimore County, Clonlisk and The Woodlands in Kent County, thirty lots in Baltimore County, land at Elk Ridge Landing, The Plains in Anne Arundel County, and various lots with improvements in the City of Annapolis. The entire estate was valued in 1812 at \$44,406.74, after deductions. William Kilty decreed on May 6, 1815 that Ann Carroll Mason and her husband William Temple Thompson Mason of Leesburg, Virginia, (and later Montgomery County, Maryland) were to receive title to The Plains and four-and-a-half lots in Baltimore County, as well as "all the lands, houses, lots, ground rent, and part of a wharf in the City of Annapolis." With a value of \$2,000, the land in the City of Annapolis included "a dwelling house and outhouses, and part of a wharf and garden on the East side of Green Street." Additionally, the Masons received "the house rented to Taylor and all the ground from the garden east of Green Street to the [unreadable] leading to Charles Carroll," which was valued at \$4,000. The ground rents, noted as £68.3.4 a year, were valued at \$1,800. The house on Main Street that was rented to William Goodman was valued at \$600. The two houses rented to Curran, one of which he occupied and the other on Main Street, were valued at \$300 and \$800, respectively.<sup>14</sup>

Although Mason had obtained title to the property at 165 Green Street in 1815, he did not immediately sell it, as was his custom on Green Street. It also appears that the property was not leased between 1815 and 1836, when William T.T. Mason sold the unimproved lot to Sally Eliza Sands. Sands paid \$350 for the property, which included "Area E," as well as "Areas A and B" in Lot 26. Biographical research, coupled with tax assessments, indicate Sally Eliza Sands was actually Sarah Eliza Sands, the wife of Captain Thomas Sands. Sarah Eliza Sands (Whittington) was born in 1805. Captain Sands, born in 1803, served in the United States Revenue Marine Service.

In 1844, Thomas Sands had purchased "Area D," now the site of 161-163 Green Street (AA-1607) from Mason. The census documents that the Sands family was living on Duke of Gloucester Street, which through previous survey efforts has been determined to be 144 Duke of Gloucester Street (AA-467). This corresponds with "Areas A and B" in Lot 26. Although difficult to decipher with any certainty, the *Bird's Eye View of the City of Annapolis, Maryland*, completed by Edward Sachse circa 1858, shows the property at 165 Green Street was not improved. This is further supported by the 1860 real property assessments that charged Captain Thomas Sands for one building on [144] Duke of Gloucester Street and one building on [now site of 161-163] Green Street, collectively valued at \$3,100. In 1870, Sands real estate was valued at \$5,000 and his personal property was valued at \$10,000.

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<sup>13</sup> Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

<sup>14</sup> Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

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### Building History

On June 3, 1875, Thomas Sands and Sally Eliza Sands sold the property at 165 Green Street for \$350. It was purchased by Onofrio Geraci, who appears to have been leasing the property. The deed described the property, which measured 30 feet by 71 feet, as "on Green Street nearly opposite the Public Primary School..."<sup>15</sup> The school was located on the property now designated as 162-164 Green Street (AA-509). The deed went on to state "...being the same lot of ground onto which the said Geraci has built a house and in which he now resides..."<sup>16</sup> In 1876, immediately after purchasing the property, Geraci was taxed for a single lot on Green Street measuring 30 feet by 72 feet that was valued at \$450 and a frame dwelling (#26), which was valued at \$600.

Born in Palermo, Sicily, Italy, in 1847, Onofrio Geraci immigrated to the United States in 1865. His wife, Mary Ellen (Noonan) was born in Ireland, moving to the United States in 1875. Geraci was listed in the 1880 census as a barber, but by 1900 he had become a prominent merchant with a fruit and confectionary store on Main Street. The Geracis raised nine children while living in the dwelling at 165 Green Street.

The *Sanborn Fire Insurance* map documents the construction of a large two-story stable at the rear of the property between 1885 and 1891. The wood-frame structure was augmented by a one-story rear ell. The stable remained at the rear of the property until the second quarter of the twentieth century.

Following the 1906 death of Onofrio Geraci, the property was bequeathed to his wife, Mary Geraci, and daughter Mary Katherine Geraci. Mary K. Geraci, the youngest surviving child, eventually became the superintendent of nurses at the Annapolis Emergency Hospital (later the Anne Arundel Medical Center, AA-501). The 1920 census records that Mary Geraci was actually living on the hospital property on Franklin Street, while working as a nurse. The Geraci's son Angelo was working as a barber, living with his family at 199 Main Street (AA-1323).

James Walker, a native New Yorker who was a petty officer in the Navy, leased 165 Green Street. The widowed Walker lived with his mother, two sons, and an elderly gentleman whose relationship was not decipherable in the 1910 census. In 1920, Ewald E. Miller, a sailor in the United States Navy stationed at the Naval Academy, was leasing the Green Street property from the Geraci family. He occupied the single-family dwelling with his wife, Laretta, mother-in-law Kate Hanlon, sister-in-law Katherine Hanlon, and lodger John MacDonald of Iowa, who was also in the United States Navy.

It appears, based on the *Sanborn Fire Insurance* maps, that substantial alterations were undertaken on the exterior of the building while it was used as rental property. The original one-story ell was raised to two stories and widened between 1908 and 1913. This larger ell was augmented by a one-story addition on the rear. Between 1913 and 1921, the ell was altered by the creation of an inset porch on the western corner and the one-story addition was partially raised to two stories. Additionally, the canted bay was constructed on the façade of the building and the one-story porch was added to the southwest elevation of the main block as shelter for the new main entry. A photograph dated July 1982 indicates the porch had a built-up roof and was framed by a balustrade with square posts. Access to the porch was through the westernmost opening in the main block, which was then a single-leaf door. The opening has since been changed to the double-hung window and the roof balustrade removed. In 1990, the ell was once again raised along the northwest elevation to two stories, although a half bay of the one-story addition constructed between 1908 and 1913 remains intact.

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<sup>15</sup> Land Records of Anne Arundel County, Liber SH 9, Folio 363.

<sup>16</sup> Land Records of Anne Arundel County, Liber SH 9, Folio 363.

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Never marrying, Mary K. Geraci obtained full title to the property upon her mother's death in 1922. The *Sanborn Fire Insurance* maps document that the lot was reduced in size, extending just 72 feet northwestward from Green Street. The stable at the rear of the property, which was now associated with 161-163 Green Street (AA-1607) was no longer extant.

The 1928 city directory records that the rental property was occupied by Mrs. M.A. Duckett and G.T. Beall. In 1930, the census notes William H. Bayliff was living in the dwelling with his family. In *Annapolis Maryland Families*, Robert Harry McIntire documents that Bayliff was executive secretary for the State Board of Natural Resources and he lived on Thompson Street, presumably after renting the property on Green Street.<sup>17</sup>

The city directory records that Mary K. Geraci occupied the dwelling at 165 Green Street from the 1940s until her death in 1967. However, a second occupant was always noted in the directory until the early 1960s, suggesting the interior of the house had been renovated to provide a separate apartment. No visible evidence of a private entry to the leased apartment was noted on the exterior of the building at the time of the survey, and if such an opening existed it possibly was removed when the structure was restored to a single-family dwelling. Another possible thesis is that Geraci merely rented a room to supplement her income, never requiring the structure to be altered on the exterior or interior.

In December 1967, Mary Katherine Geraci died in Hyattsville, Maryland. In her Will, Geraci had devised the house to her brothers Angelo Geraci and Frank Geraci, and to Elizabeth Beehler Abbott of Delaware County, Pennsylvania. Angelo Geraci and his wife had predeceased Mary, and theirs undivided interest was granted to their children and grandchildren. Frank Geraci also died prior to his sister in 1952, leaving his interest to his sons, Francis Reginald Geraci and Thomas Kenneth Geraci. While 165 Green Street continued to be used as rental property, the heirs of Onofrio Geraci sold it in January 1969 to Phillip C. and Nancy T. Hagedorn ending over ninety years of ownership by the Geraci family.

The Nicholson Corporation purchased the property in 1971, selling it months later to Thomas Coleman DuPont and Blaine DuPont. Immediately upon purchasing the Geraci House, the duPonts granted an "historic, scenic, and open space easement" to the Historic Annapolis Foundation. During the ownership of the duPonts, the dwelling was renovated, resulting in the enclosure of the inset porch at the rear of the structure to provide additional living space. The city directory notes that in 1972 and again in 1975 the dwelling was vacant. The duPonts also owned the single-family dwelling at 171 Green Street (AA-514) between 1973 and 1976.

In January 1977, the property was purchased by Donald E. Zinn and Robbie E. Zinn. The dwelling was used as rental property by the Zinns, with Jon O'Donnell is listed in the city directory as the occupant that year. A year-and-a-half later, the Zinns sold the house to O'Donnell, who continued to live in the single-family dwelling with his wife, Mildred, until 1986. In May of that year, the house was purchased by Robert D. and Nina T. Fox. They retained ownership until 1989, selling to Nadine M. Lennox.

On November 17, 1994, Nadine M. Lennox sold the wood-frame house constructed for Onofrio Geraci in 1875 to Glenn R. and Laura H. Strachan, who currently own and occupy the single-family dwelling.

### Chain of Title for 165 Green Street

1718: James Stoddert surveyed for Amos Garrett

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<sup>17</sup> Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), p. 44.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-510

Onofrio Geraci House, 165 Green Street, Annapolis, Maryland  
**Continuation Sheet**

Number 8 Page 7

---

- April 4, 1735: Heirs of Amos Garrett to Dr. Charles Carroll  
Provincial Court Records Liber RD 2 Folio 311  
Provincial Court Records Liber RD 3 Folio 76
- February 20, 1752: Green Street laid out by Dr. Charles Carroll
- September 29, 1755: Dr. Charles Carroll devised to Charles Carroll the Barrister
- March 23, 1783: Charles Carroll the Barrister devised to Nicholas Maccubbin Carroll (nephew, name changed)  
Will Records of Anne Arundel County  
Liber WB 3 Folio 503
- June 23, 1786: Nicholas Maccubbin Carroll leased to Stephen Clarke  
99 year lease  
Land Records of Anne Arundel County  
Liber NH 2 Folio 463
- July 10, 1805: Nicholas Maccubbin Carroll voided lease to Stephen Clarke  
Land Records of Anne Arundel County  
Liber NH 12 Folio 631
- September 28, 1812: Nicholas Maccubbin Carroll to Ann Carroll Mason and William T.T. Mason  
Chancery Court Papers 1213 (final decree 1815)
- June 13, 1836: William T.T. Mason to Sally Eliza Sands  
Land Records of Anne Arundel County  
Liber WSG 21 Folio 234
- June 3, 1875: Thomas Sands and Sally Eliza Sands to Onofrio Geraci  
Land Records of Anne Arundel County  
Liber SH 9 Folio 363
- February 9, 1906: Onofrio Geraci devised to Mary Geraci and Mary Katherine Geraci
- August 17, 1922: Mary Geraci devised to Mary Katherine Geraci
- December 22, 1967: Mary Katherine Geraci devised to Angelo Geraci, Frank Geraci and Elizabeth Beehler Abbott  
Will Records of Anne Arundel County  
Liber GMN 7 Folio 65
- December 11, 1949: Angelo Geraci devised to Mary C. Geraci

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-510

Onofrio Geraci House, 165 Green Street, Annapolis, Maryland  
**Continuation Sheet**

Number 8 Page 8

---

- May 5, 1952: Frank Geraci devised to Francis Reginald Geraci (son) and Thomas Kenneth Geraci (son)
- March 4, 1954: Mary C. Geraci devised to Francis G. Geraci (son), Margaret Geraci O'Kelly (daughter), James S. Atwell and Tilden O. Atwell, Jr. (grandsons).
- February 26, 1968: Thomas Kenneth Geraci devised to Francis Reginald Geraci
- January 23, 1969: Francis G. Geraci and Blanche R. Geraci, Margaret Geraci O'Kelly and William O'Kelly, James S. Atwell, Tilden O. Atwell, Jr. and Shirley H. Atwell, Francis Reginald Geraci, and Rosanne Geraci, Elizabeth Beehler Abbott and Aubrey E. Abbott, to Phillip C. and Nancy T. Hagedorn  
Land Records of Anne Arundel County  
Liber 2243 Folio 75
- August 27, 1971: Phillip C. and Nancy T. Hagedorn to Nicholson Corporation  
Land Records of Anne Arundel County  
Liber MSH 2434 Folio 104
- December 10, 1971: Nicholson Corporation and Lee M. Mace, representative, to Thomas Coleman DuPont and Blaine DuPont  
Land Records of Anne Arundel County  
Liber 2458 Folio 52
- December 10, 1971: Thomas Coleman DuPont and Blaine DuPont to Historic Annapolis Incorporated  
Historic, Scenic, and Open Space Easement  
Land Records of Anne Arundel County  
Liber 2458 Folio 60
- January 21, 1977: Thomas Coleman DuPont and Blaine DuPont to Donald E. Zinn and Robbie E. Zinn  
Land Records of Anne Arundel County  
Liber WGL 2928 Folio 535
- June 27, 1978: Donald E. Zinn and Robbie E. Zinn to Jon P. O'Donnell and Mildred O'Donnell  
Land Records of Anne Arundel County  
Liber 3097 Folio 304
- May 23, 1986: Jon P. O'Donnell and Mildred O'Donnell to Robert D. and Nina T. Fox  
Land Records of Anne Arundel County  
Liber 4101 Folio 205
- February 24, 1989: Robert D. and Nina T. Fox to Robert D. Fox  
Land Records of Anne Arundel County  
Liber 4809 Folio 85

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. AA-510

Onofrio Geraci House, 165 Green Street, Annapolis, Maryland  
**Continuation Sheet**

Number 8 Page 9

---

March 10, 1989:

Robert D. Fox to Nadine M. Lennox  
Land Records of Anne Arundel County  
Liber 4809 Folio 88

November 17, 1994:

Nadine M. Lennox to Glenn R. and Laura H. Strachan  
Land Records of Anne Arundel County  
Liber 6843 Folio 260

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## 9. Major Bibliographical References

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Inventory No. AA-510

- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Risjord, Norman K. *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. Baltimore, Maryland: Maryland Historical Society, 1997.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.

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## 10. Geographical Data

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Acreage of surveyed property 0.050  
Acreage of historical setting 0.050  
Quadrangle name Annapolis Quadrangle scale: 1:24000

---

### Verbal boundary description and justification

The property at 165 Green Street has been historically associated with Parcel 798 as noted Tax Map 52A since the construction of the dwelling in 1875 and the subdivision of the property in 1876 by Thomas Sands.

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## 11. Form Prepared by

---

name/title	Laura V. Trieschmann, Senior Architectural Historian		
organization	EHT Tracerics, Inc.	date	May 20, 2006
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	D.C.

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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



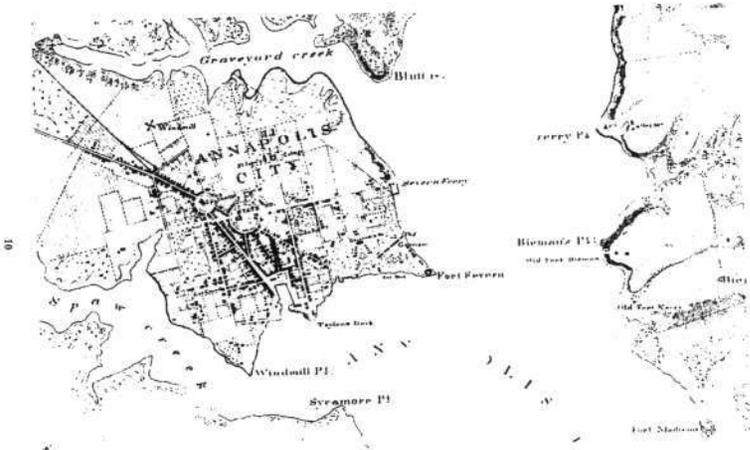
# City of Annapolis James Stoddert Map, 1718



**Enlargement of Lots  
25, 26, 28, 29, and 30  
Showing location of  
Green Street**

*This tracing was made from the  
Original Stoddert Map, on the  
7<sup>th</sup> and 8<sup>th</sup> of April, 1700, A.D.*

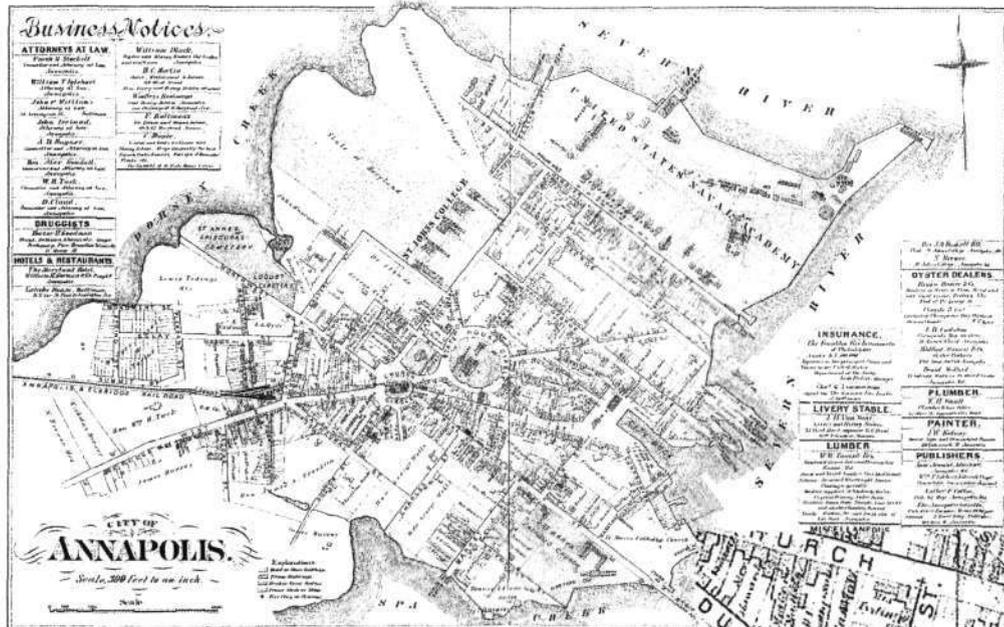
# City of Annapolis Coast and Geodetic Map, 1844



"Annapolis in 1844 (From a Coast and Geodetic Survey Map of 1844)."

**Green Street**





**City of Annapolis**  
**G.M. Hopkins, 1878**

*Business Notices*

**ATTORNEYS AT LAW**  
 Frank S. Stebbins  
 William F. Pickett  
 John P. Williams  
 John T. Howard  
 A. B. Hays  
 W. R. Ford

**DRUGGISTS**  
 Walter H. Edwards  
 J. B. Hays

**HOTELS & RESTAURANTS**  
 The Annapolis Hotel  
 The Commodore Hotel  
 The City Hotel

**INSURANCE**  
 The Annapolis Fire Insurance Co.  
 The Annapolis Marine Insurance Co.

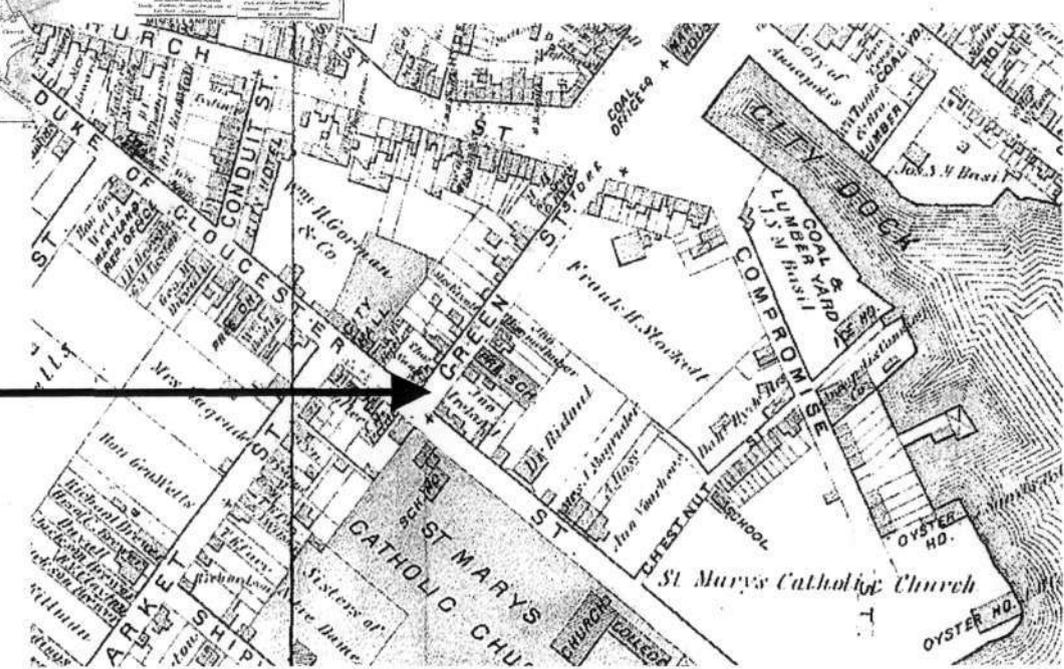
**LIVERY STABLE**  
 The Annapolis Livery Stable

**LUMBER**  
 The Annapolis Lumber Co.

**PLUMBER**  
 The Annapolis Plumber

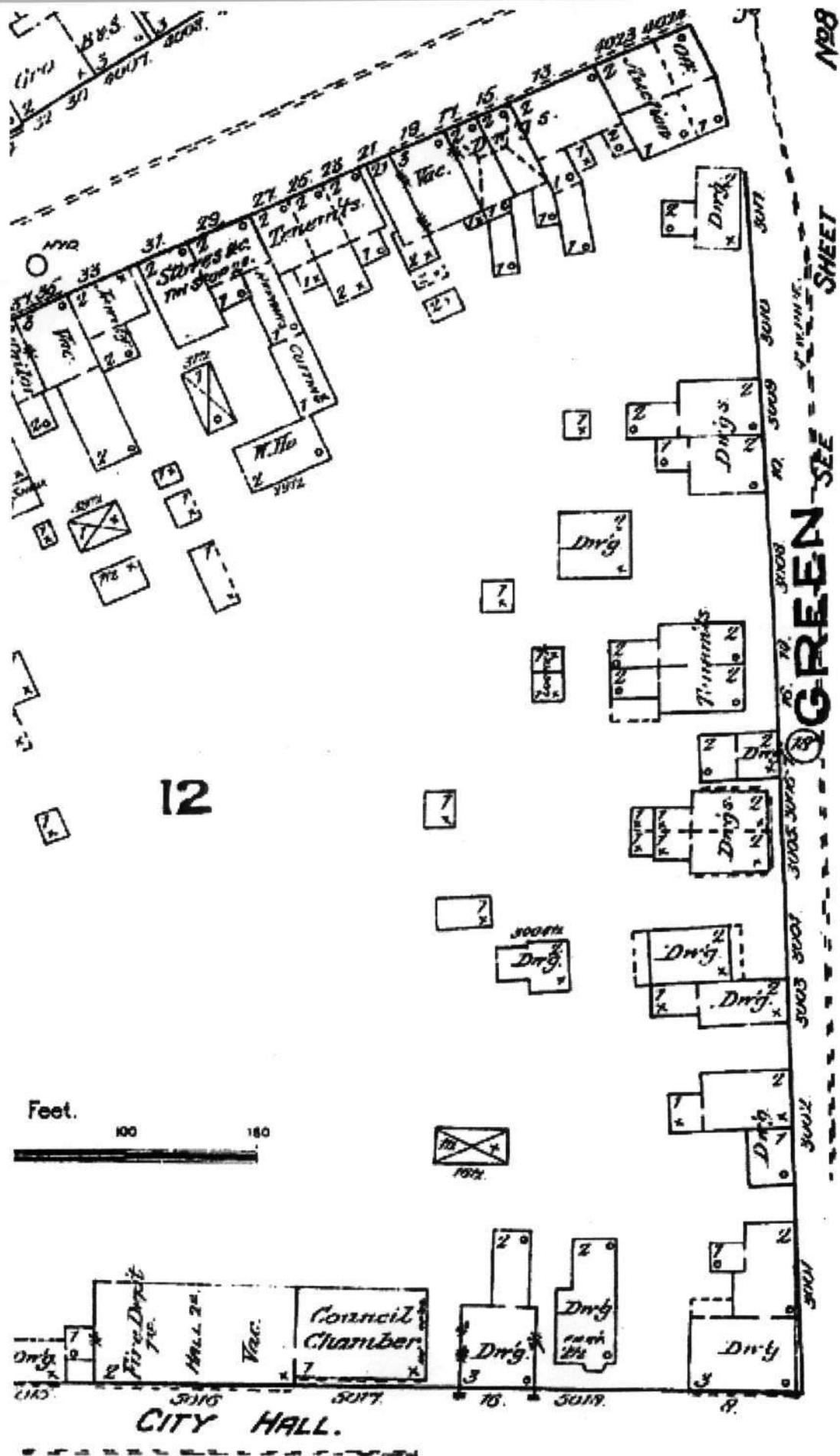
**PAINTER**  
 The Annapolis Painter

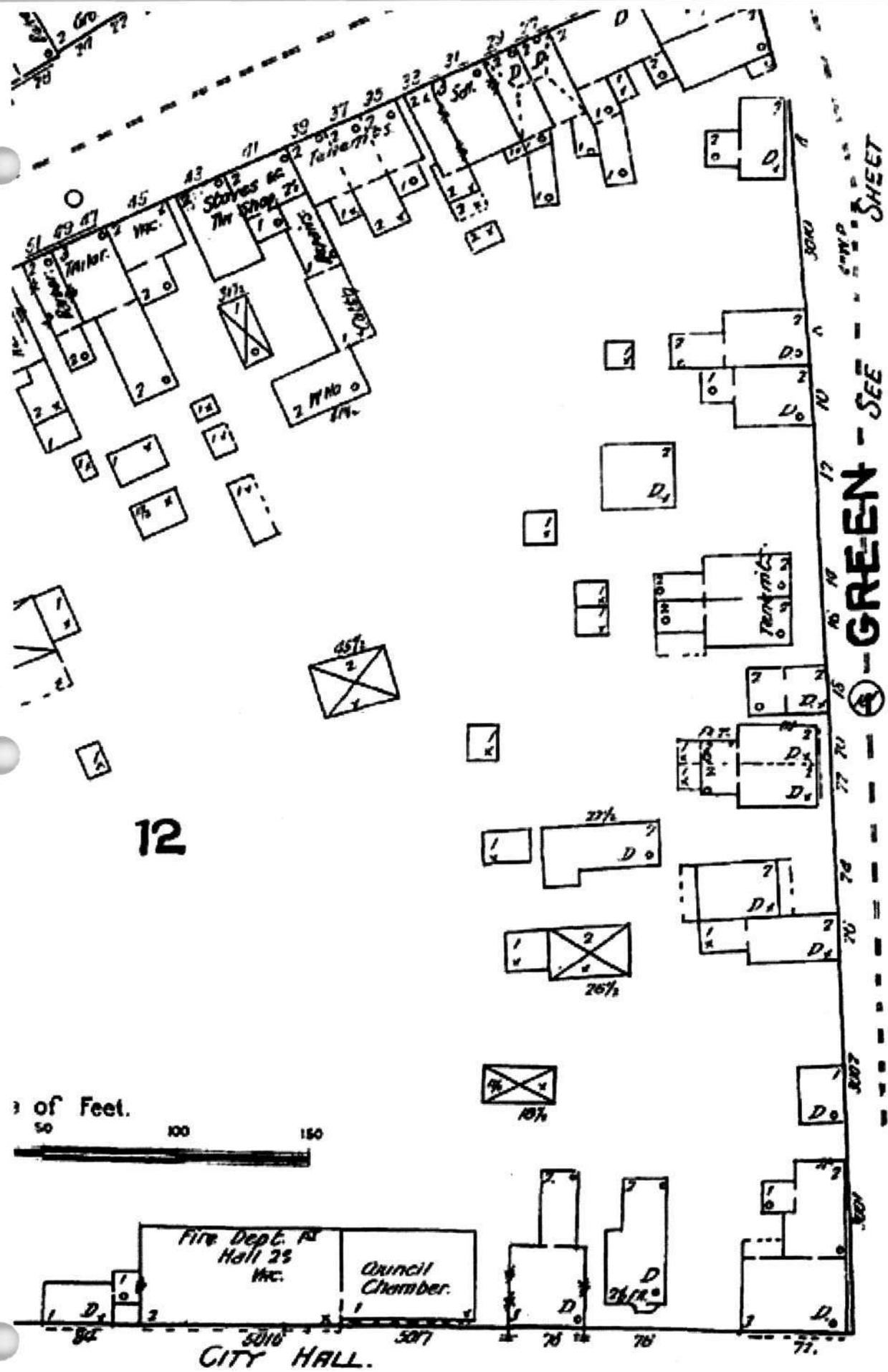
**PUBLISHERS**  
 The Annapolis Publishers

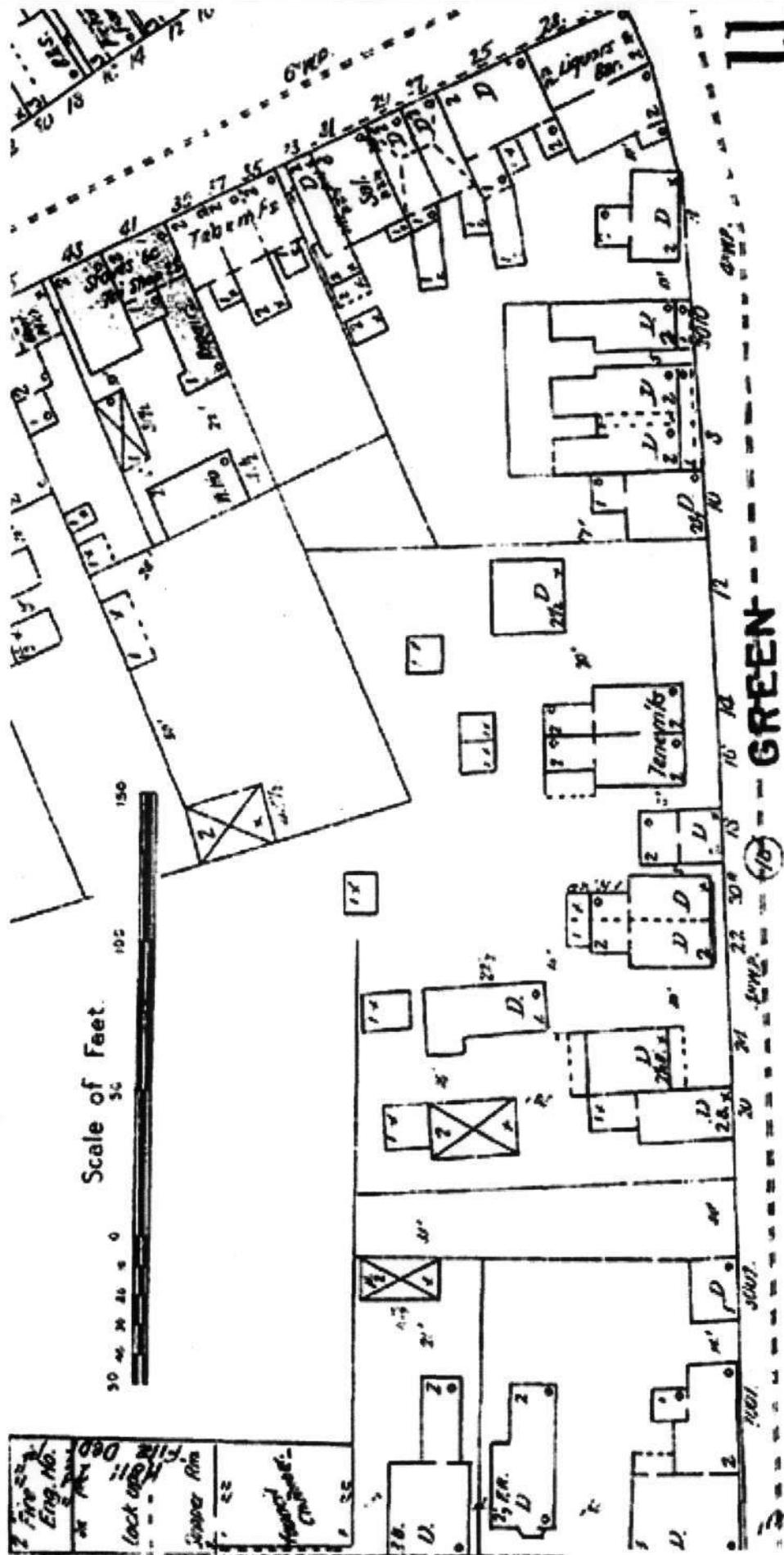


**Green Street**



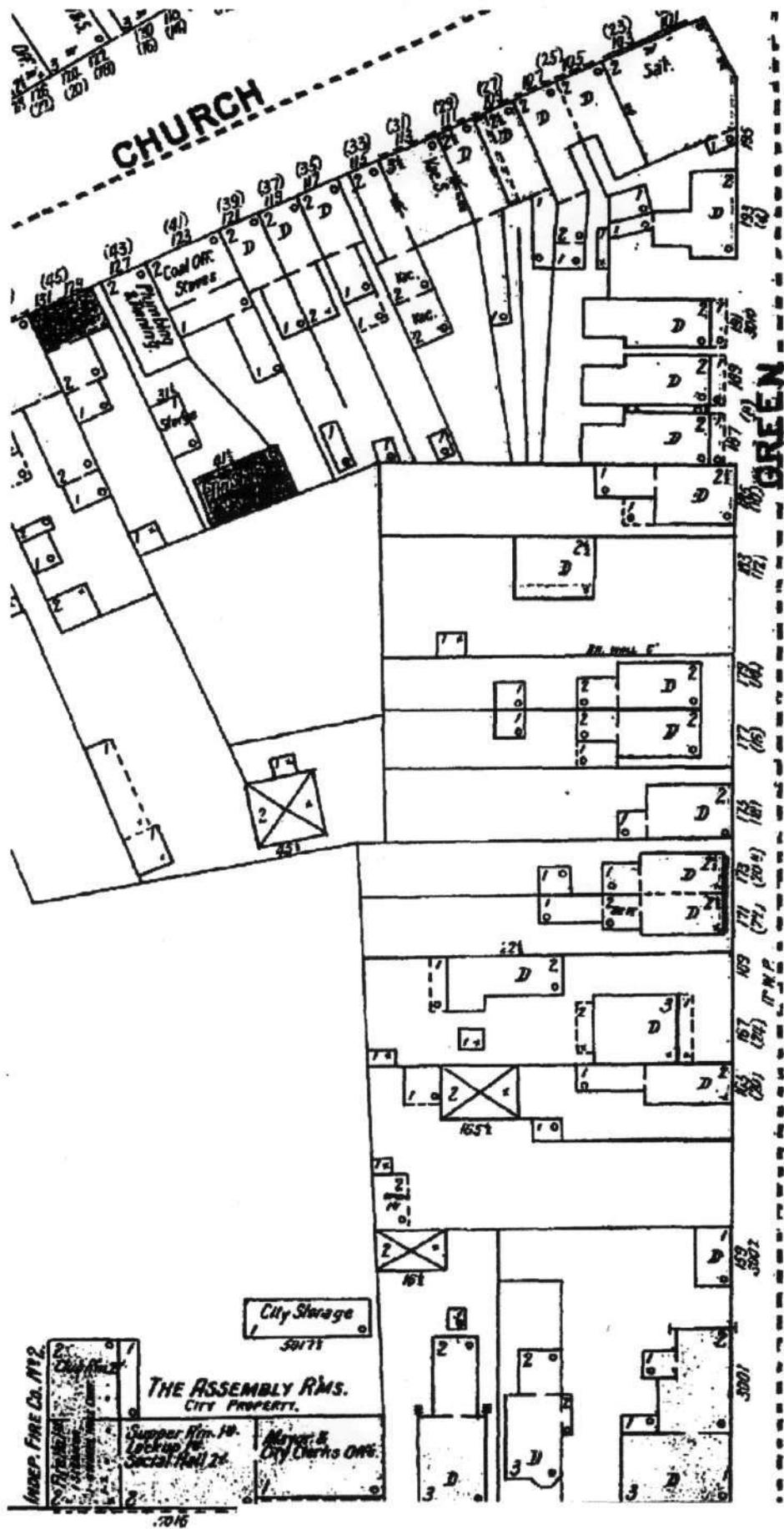




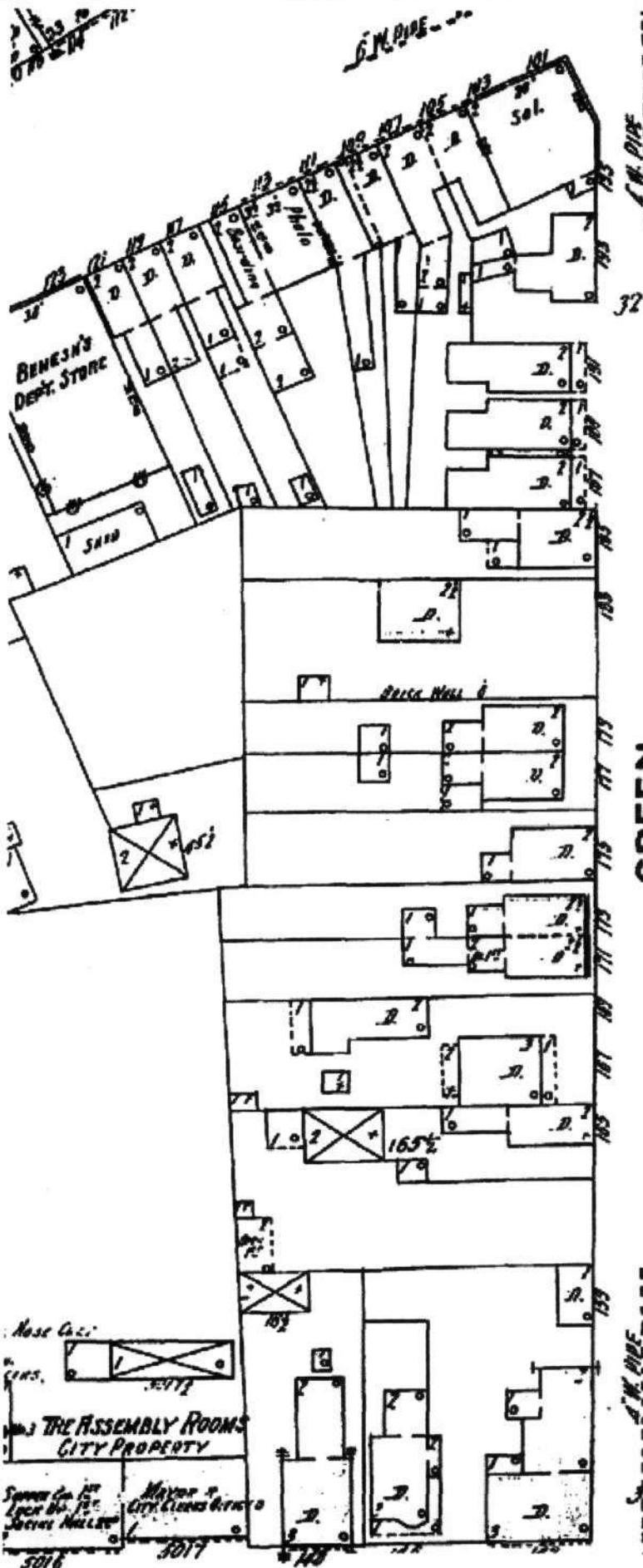


CITY HALL

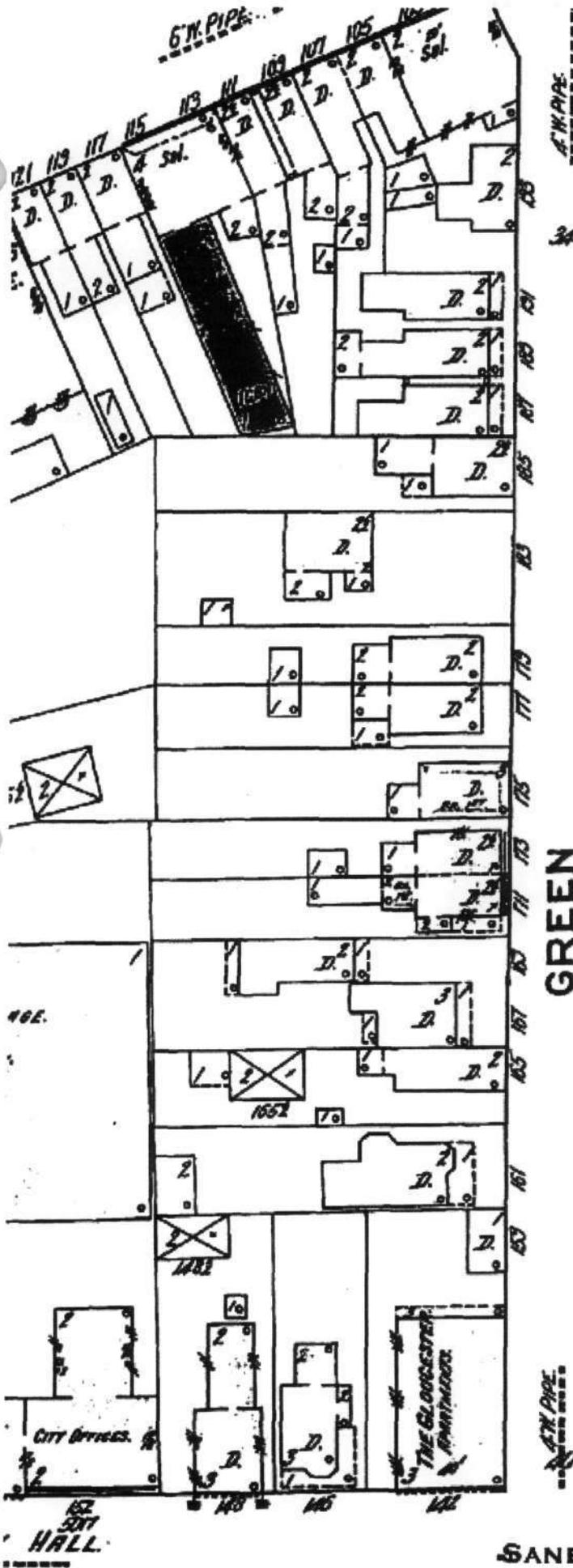
SANBORN FIRE INSURANCE MAP, 1897  
VOLUME 8



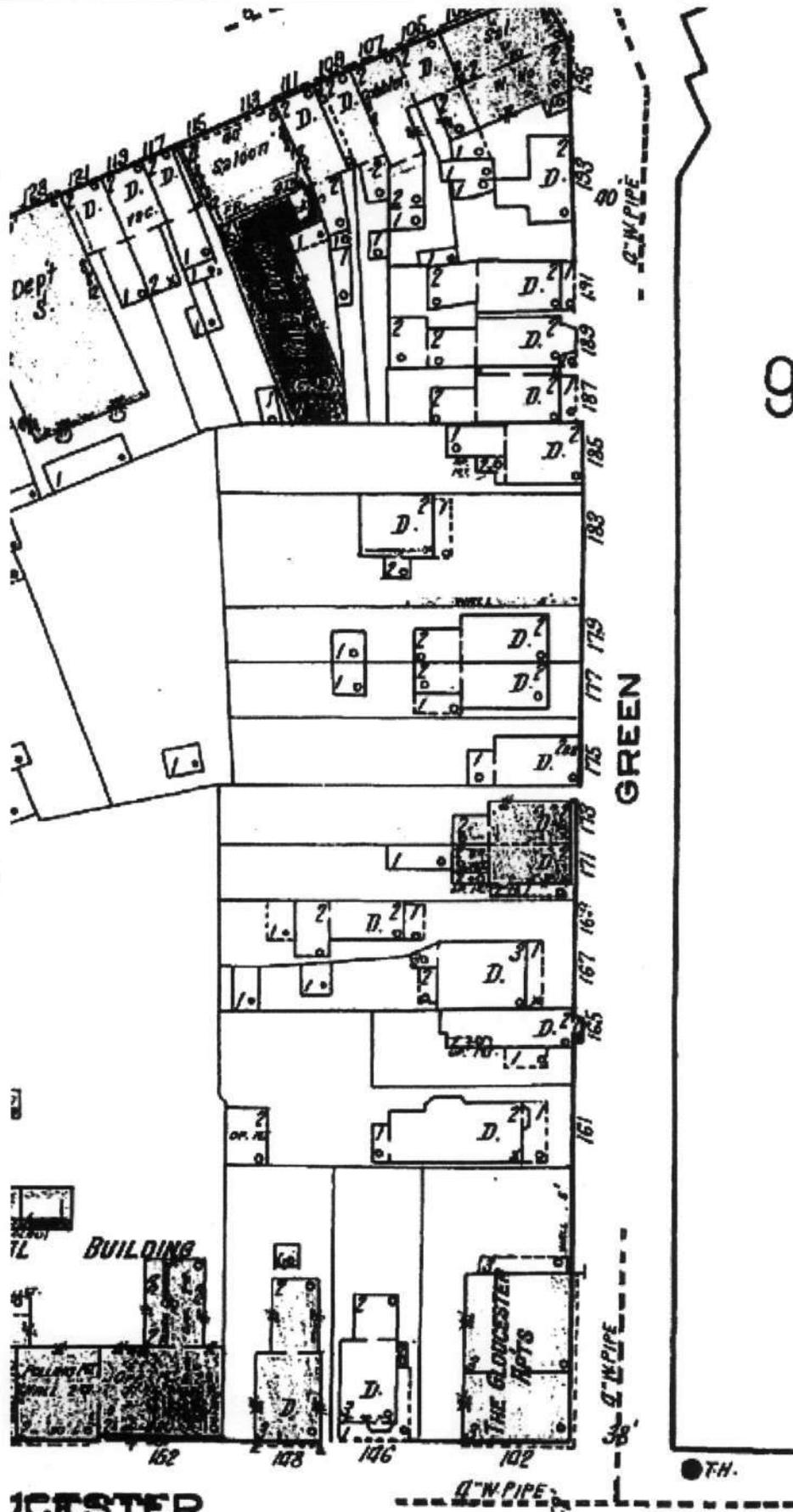
SANBORN FIRE INSURANCE MAP, 1903  
VOLUME 8



SANBORN FIRE INSURANCE MAP, 1908  
VOLUME 10



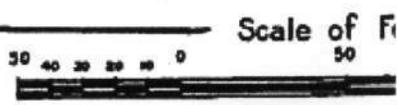
SANBORN FIRE INSURANCE MAP, 1913  
VOLUME 7



9

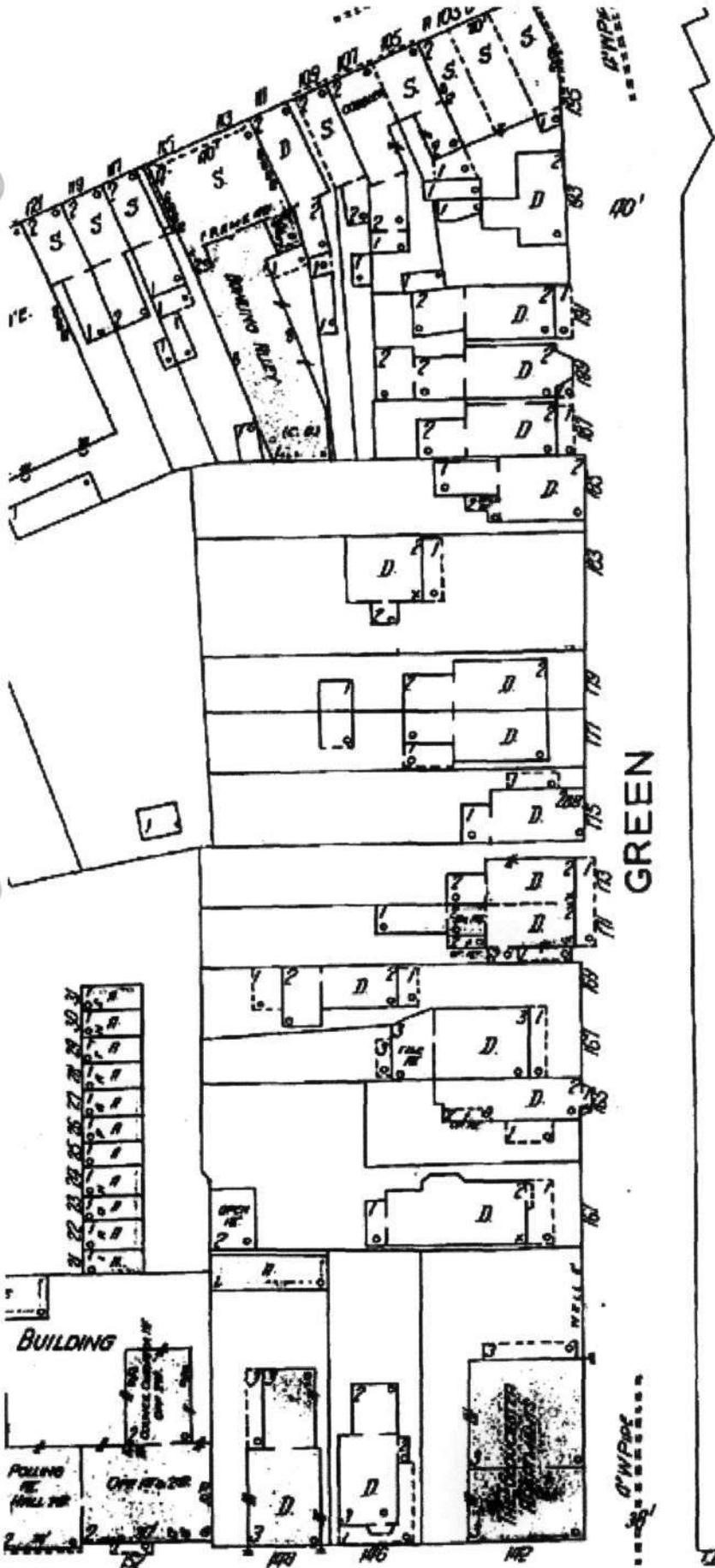
CHESTER

MARKET ST.

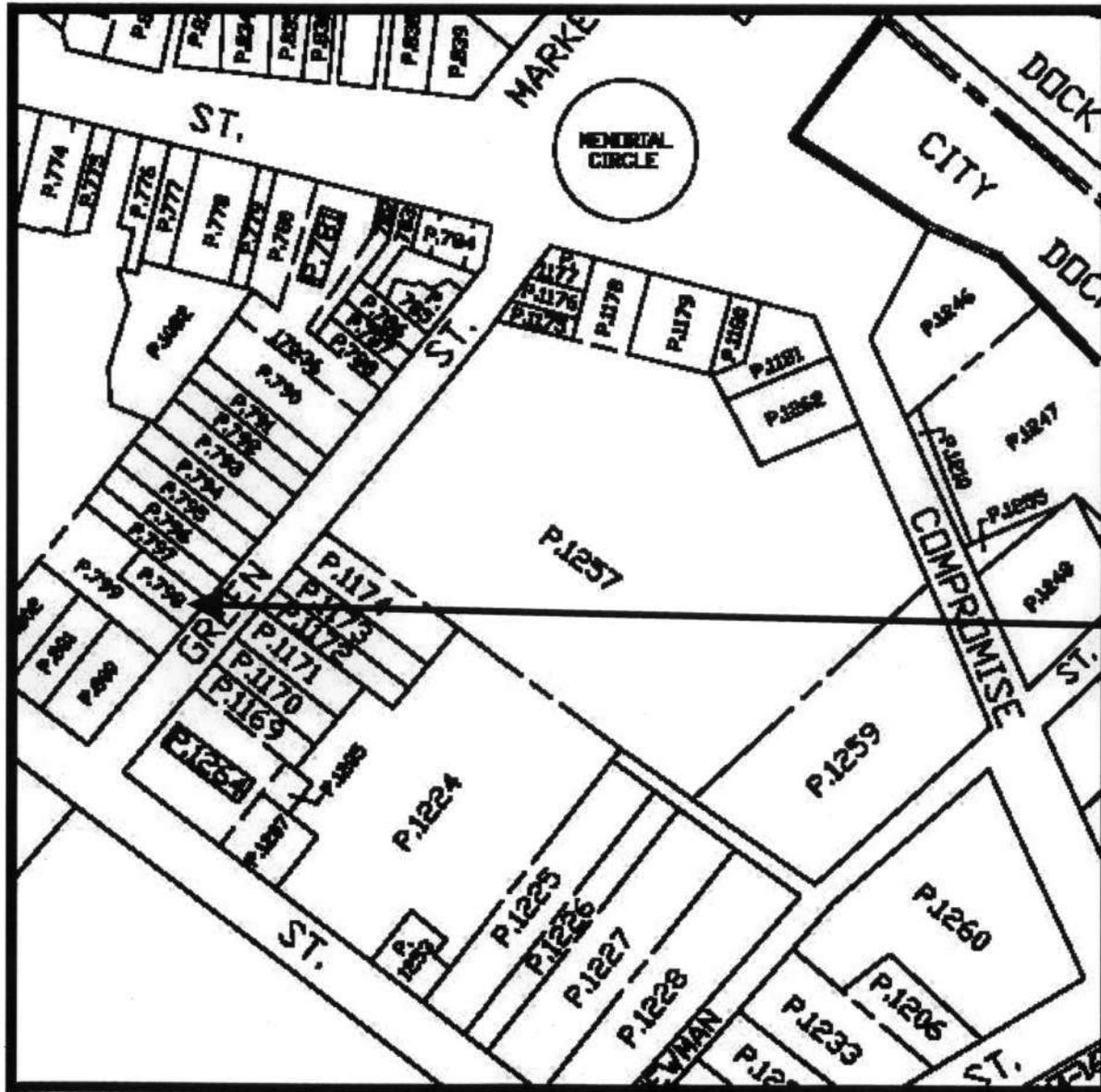


Copyright 1911 by the Sanborn

SANBORN FIRE INSURANCE MAP, 1921  
VOLUME 8



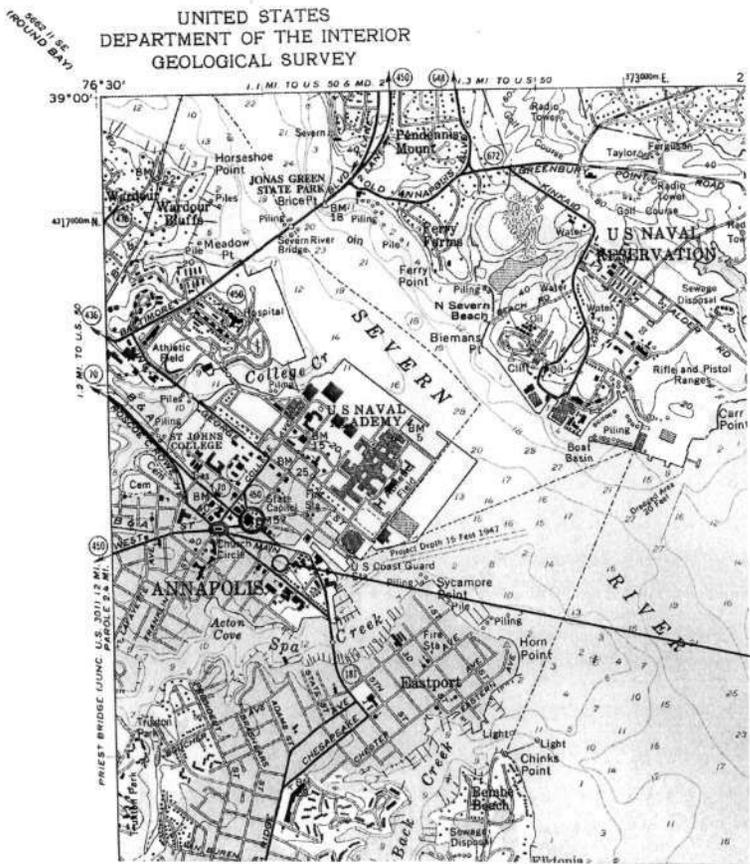




Tax Parcel Map of  
Annapolis  
Map 52A  
Green Street, Survey Phase 10

July 2006

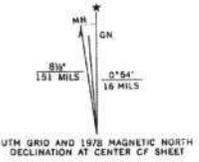
165 Green Street,  
AA-510  
Parcel 798



**USGS Quadrangle Map**  
**Annapolis, Anne Arundel County**  
**Green Street, Survey Phase 10**

July 2006

165 Green Street, AA-510  
 Annapolis, Maryland



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

ANNAPOLIS, MD.  
 38076-H4-TF-024

1957  
 PHOTOREVISED 1978  
 DMA 5761 IV NW--SERIES V833

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1978  
 Boundary lines shown in purple compiled from latest information available from the controlling authority



AA-510

165 GREEN STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

JANUARY 2006

MARYLAND SHPO

SOUTH CORNER LOOKING NORTH

1 OF 4



AA-510

165 GREEN STREET  
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

EAST CORNER LOOKING WEST

20F4



AA-510

165 GREEN STREET  
ANNAPOLIS, MARYLAND

TRACERIES

MARCH 2006

MARYLAND SHPO

SW ELEVATION LOOKING NORTHWEST

3 OF 4



AA-510

165 GREEN STREET  
ANNAPOLIS, MARYLAND

TRACERIES

MARCH 2006

MARYLAND SHPO

WEST CORNER LOOKING EAST

4 OF 4

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <b>AA 510</b>	
NEGATIVE FILE NUMBER:	
UTM REFERENCES: Zone/Easting/Northing	
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE: SF Res	ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent ( ) Good (X) Fair ( ) Poor: ( )	
THEME:	
STYLE: Vernacular	
DATE BUILT: 1877-1885	

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 165 Green Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 300
OWNER: Jon P. & Mildred O'Donnell
ADDRESS: 165 Green Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local (✓) State ( ) National ( ) <input type="radio"/>

GENERAL DESCRIPTION:

Structural System

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

Appendages: Porches (X) Towers ( ) Cupolas ( ) Dormers (X) Chimneys (X) Sheds ( ) Ells (X)  
 Wings ( ) Other: Bay at first floor front

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: 2  
 Approximate Dimensions: 20 x 60

Entrance Location: Side Porch

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-510

Low gable roof dormer with returns, boxed cornice; second floor windows have triangular wood caps, first floor windows and door replaced with one-story bay unit; entrance at left side with two story porch, on Tuscan columns with full balustrade at upper level.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Altered example of Vernacular Annapolis Federal, but important to streetscape and relates to better building at 167 Green Street.

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

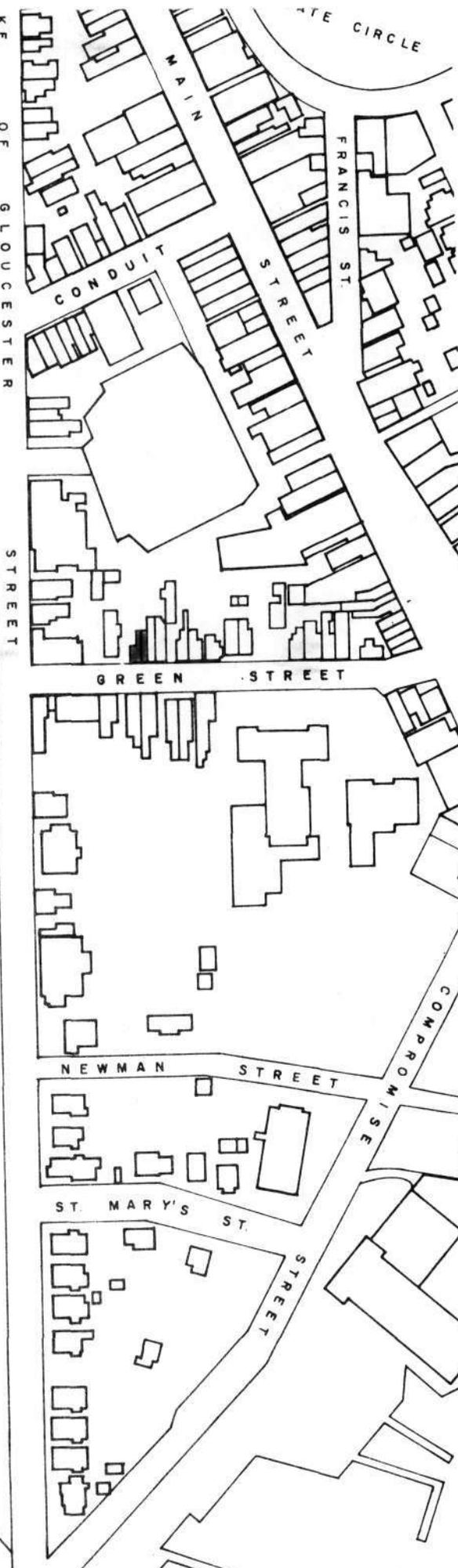
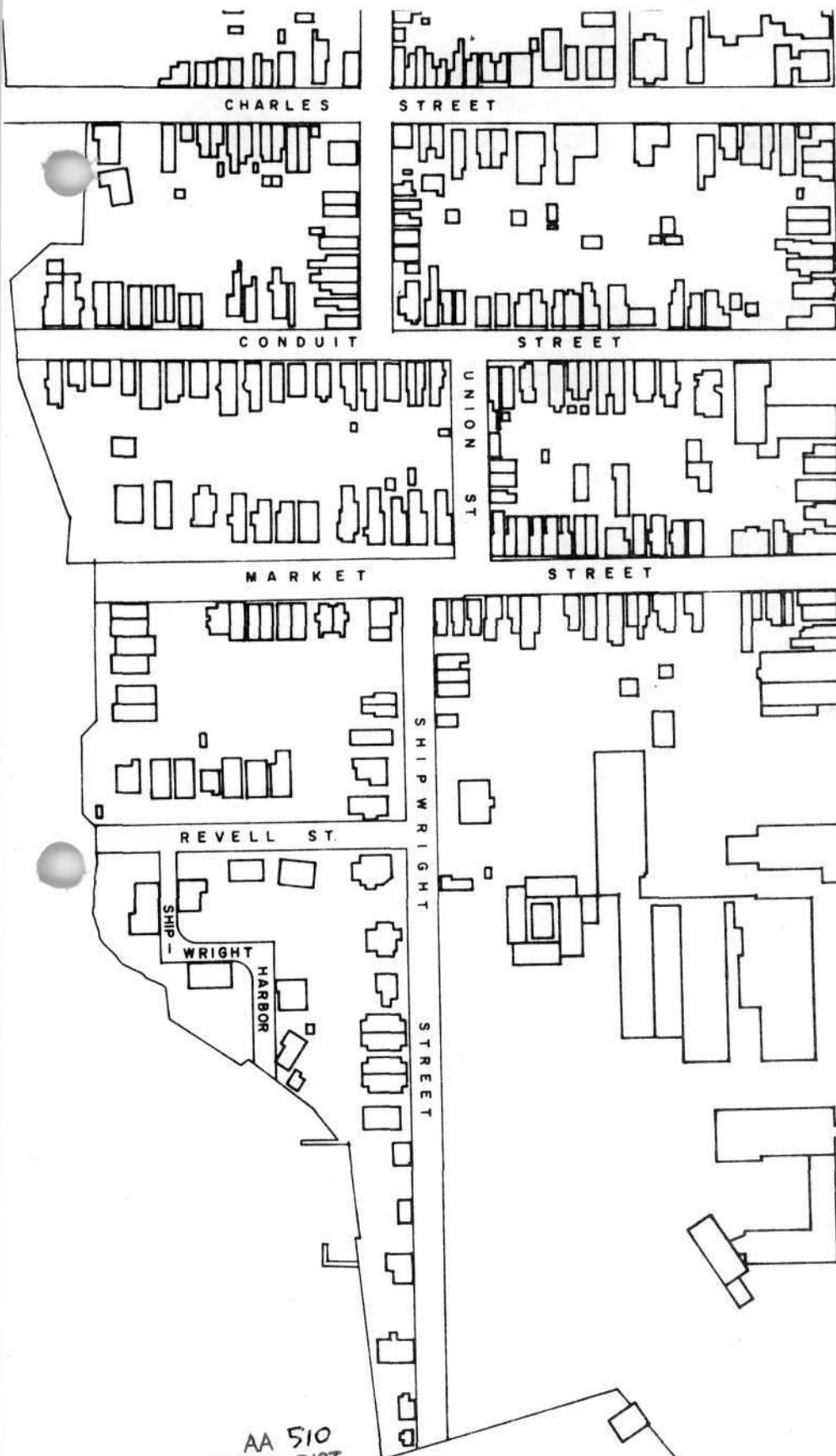
0205102504

Form 10-445  
(5/62)

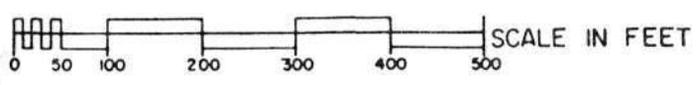
1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 165 Green Street		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
ORIGINAL OWNER residence ORIGINAL USE PRESENT OWNER Mary K. Geraci PRESENT USE residence WALL CONSTRUCTION wood shingle NO. OF STORIES two plus dormer attic		2. NAME  DATE OR PERIOD Post Civil War STYLE Federal ARCHITECT BUILDER	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		3. FOR LIBRARY OF CONGRESS USE	
<p>165 Green Street is another one of those 1860s-1870s "Annapolis Federal" houses. Built upon c. 3' base 165 nearly equals the height of 167, with which it shares part of a side wall. 165 is a tall, narrow structure with the entrance from a side porch. The front has had a Victorian breakfront added on the 1st floor, but 2nd storey has two original 2/2 shuttered sash with triangular capped wood lintels. The roof has a particularly fine 6/6 triangular dormer with a very slight pitch and pointed flashing. 165 Green Street has a good profile and together with 167 form an important visual group.</p>		OPEN TO PUBLIC NO	
5. PHYSICAL CONDITION OF STRUCTURE			
6. LOCATION MAP (Plan Optional)		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 July 20, 1967	

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

good



AA 510  
ANNAPOLIS HIST. DIST.





AA-510

PHOTOGRAPH BY  
WILLIAM D. MORGAN

165. ~~15~~ Green. 8T.  
VII/20/07

509



165 Green

AA 510

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW

165 Green