

CAPSULE SUMMARY

AA-512

Matthew Strohm Twin Dwellings

168-170 Green Street

Annapolis, Maryland

1870

Private

The twin dwellings at 168-170 Green Street were constructed in 1870 as a speculative investment by Frank H. Stockett. Sold individually upon completion, the single-family dwellings were briefly owned together by Matthew Strohm, a German-born boxing master and gym instructor at the United States Naval Academy from 1867 to 1909. Strohm and his family became the first owner-occupants of the dwelling at 170 Green Street. During the ownership of Strohm, between 1897 and 1903, the northwestern portion of the main block along Green Street was raised to three stories by the addition of a bell-cast mansard roof. Throughout their history, the dwellings have been predominantly used as rental housing, with several of the owners not residing in the City of Annapolis. By the second half of the twentieth century, however, both single-family dwellings were owner-occupied. The property on which the building is located was initially improved circa 1815 for John Brewer by the construction of a three-story gambrel-roofed dwelling that was razed by Stockett.

The three-story twin dwellings were constructed in the Queen Anne style with architectural elements of the transitional Colonial Revival style, which was becoming more fashionable in the latter part of the nineteenth century. The structure consists of twin dwellings, each with a two-room deep main block, two-story ell, and ell addition. When originally constructed, the main block of the structure stood two stories in height. Between 1897 and 1903, the northwestern portion of the main block (over the northwest parlor) was raised to three stories by the addition of a bell-cast mansard roof. The ell additions, complete with second-story balconies, were raised to two stories in the latter part of the twentieth century (post 1965 based on historic photographs). Each dwelling is three bays wide with a full-width one-story porch and side entry.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-512

1. Name of Property (indicate preferred name)

historic Matthew Strohm Twin Dwellings

other

2. Location

street and number 168-170 Green Street not for publication

city, town Annapolis vicinity

county Anne Arundel

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

name Margaret H. Waggoner (168 Green Street)

street and number 168 Green Street telephone

city, town Annapolis state Maryland zip code 21401

4. Location of Legal Description (168 Green Street)

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 4274 folio 408

city, town Annapolis tax map 52A tax parcel 1172 tax ID number 01183997

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	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	2
<input type="checkbox"/> site		<input type="checkbox"/> domestic	0
<input type="checkbox"/> object		<input type="checkbox"/> education	0
		<input type="checkbox"/> funerary	0
		<input type="checkbox"/> government	2
		<input type="checkbox"/> health care	0
		<input type="checkbox"/> industry	0
		<input type="checkbox"/> landscape	0
		<input type="checkbox"/> recreation/culture	0
		<input type="checkbox"/> religion	0
		<input type="checkbox"/> social	0
		<input type="checkbox"/> transportation	0
		<input type="checkbox"/> work in progress	0
		<input type="checkbox"/> unknown	0
		<input type="checkbox"/> vacant/not in use	0
		<input type="checkbox"/> other:	0
			Total
			Number of Contributing Resources previously listed in the Inventory
			2

7. Description

Inventory No. AA-512

Condition

excellent deteriorated
 good ruins
 fair altered

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

The three-story twin dwellings at 168-170 Green Street were constructed in the Queen Anne style with architectural elements of the transitional Colonial Revival style, which was becoming more fashionable in the latter part of the nineteenth century. Constructed circa 1870, the structure consists of twin dwellings, each with a two-room deep main block, two-story ell, and ell addition. When originally constructed, the main block of the structure stood two stories in height. Between 1897 and 1903, the northwestern portion of the main block (over the northwest parlor) was raised to three stories by the addition of a bell-cast mansard roof. The ell additions, complete with second-story balconies, were raised to two stories in the latter part of the twentieth century (post 1965 based on historic photographs). Each dwelling is three bays wide with a full-width one-story porch and side entry.

The entire structure is set on a solid masonry foundation of brick laid in an irregular five-course American bond. The foundation has been reinforced with concrete blocks in various places, and reconstructed on the southwest elevation of the main block. The wood-frame structure is clad in German siding with corner boards. The façade was previously covered with square-butt wood shingles, which were removed in 2005 when the original German siding was reapplied. Historic images of the house document that the southwest elevation was clad in asbestos shingles in 1967, and reclad in German siding by 1982. The northeast elevation was covered with square-butt wood shingles in 1982. The southeast elevation of the ell addition at 168 Green Street is covered in an all-stretcher bond brick facing, while the ell addition at 170 Green Street is clad in textured asbestos siding. The mansard roof, constructed of wood frame, is clad on the side and rear elevations with German siding and corner boards. The northwest elevation fronting Green Street is finished with square-butt and octagonal wood shingles. A narrow inboard marks the division of the two dwellings on the face of the mansard roof. The shed roof over the southeastern portion of the main block, as well as the rear ells and addition, is sheathed with standing-seam metal. The overhanging wood cornice of the main roof below the mansard roof is boxed with an ogee profile, ogee bedmolding, molded architrave, and fluted modillions. Scrolled brackets with fluting mark the north and west ends of the cornice along the plain frieze. A plain square-edged raked cornice runs along the side elevations of the structure. A narrow boxed wood cornice, largely obscured by a metal gutter, runs along the southeast elevation of the mansard addition. A narrow boxed cornice with no applied molding marks the southeast elevation of the main block, which is only about two feet wide. The overhanging roofs of the ell additions have an ogee profile, square-edged bed molding, and metal gutters. A single brick chimney with two square hoods rises from the center of the main block. A second chimney with a single square hood extends from the interior of the ell at 168 Green Street, while a large brick exterior-side chimney is located on the northeast side of the ell at 170 Green Street.

The property is surrounded by a wrought-iron metal fence on the northwest side. A cast-iron metal fence set on a brick base runs along the southwest and southeast sides of the property, and divides the rear yards. Brick walkways run along the edges of the property. The landscaped yard at 168 Green Street has a small pond and meandering brick walks.

Façade of 168-170 Green Street

The façade of the structure is symmetrically pierced on the first and second stories. The full-width porch, extending two bays wide at each dwelling, is set on a brick pier foundation with wood lattice. The half-hipped roof, clad in standing-seam metal, is supported by Tuscan columns that are finished with square balusters and a molded rail. The porch at 168 Green Street is accessible by wooden steps with a cast-iron balustrade, while 170 Green Street has wooden steps with square balusters mimicking the balustrade of the porch. The porch was added sometime between 1908 and 1913. The metal roof of the porch was replaced in 1995, when copper gutters were added. The outer bays have the single-leaf entry openings, each topped by a one-light transom. The openings have pedimented lintels with projecting ogee-molded caps and plain friezes. The square-edged surrounds are 4-½ inches wide. The opening at 168 Green Street has a four-paneled wood door and wooden screen door, and the opening at 170 Green Street has a replacement wood door with oval beveled glass and a stained-glass transom. The inner bays are pierced by single elongated window openings, two per dwelling. Each opening has a 2/2 wood-sash window with 4-½-inch wide square-edged surrounds. They have pedimented lintels with projecting ogee-molded caps and plain friezes.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 7 Page 2

The second story of the façade is marked by six standard-sized window openings, three per dwelling. Similar to the openings on the first story, the 2/2 windows on the second story have 4-½-inch wide square-edged surrounds and pedimented lintels with projecting ogee-molded caps and plain friezes. The lintels terminate at the molded architrave of the building's ornate cornice. Each dwelling is pierced by two front-gabled dormers, asymmetrically placed between the openings on the lower stories. The dormers, finished with wood shingles on the cheeks, have 2/2 wood-sash windows set in segmentally arched openings. The windows are framed by chamfered square-edged surrounds and ogee-molded cornices with open tympanums. The front-gabled roofs are clad in standing-seam metal.

168 Green Street

The southwest elevation of the dwelling denoted as 168 Green Street has two window openings in the southernmost bays, illuminating the southeast rooms on the first and second stories of the main block. Each of the openings holds a 6/6 window framed by a narrow 1-¼-inch wide square-edged surround with an interior torus molding and flat lintel. The first-story windows are elongated and the second-story openings are standard size. Hinges for operable shutters are present. Ghosting of a secondary entry in the main block, to the immediate west of the window openings, is present on the first story. The existence of the entry opening was verified by the current property owner, Margaret H. Waggoner.

The two-story ell, clad in German siding with a square-edged raked cornice, has two equally placed window openings on the first story and a single window opening in the western bay of the second story. The openings each have a 6/6 wood-sash window narrow 1-¼-inch wide square-edged surround with an interior torus molding and flat lintel. The first-story windows are elongated and the second-story opening is standard size. Hinges for operable shutters are present on all of the windows. The foundation is pierced at the center by a single three-light awning window set within a 1-¼-inch wide square-edged surround with a 5-½-inch flat lintel placed over the German siding cladding the structure. The southwest elevation of the ell addition is faced in an all-stretcher bond brick veneer. A single entry opening is located in the westernmost bay of the addition. Accessible by brick steps, the entry has an eight-light and two-paneled wood door with a one-inch wide stepped surround with a flat lintel, and a metal screen door.

The southeast elevation of the main block, visible above the two-story ell and ell addition, is pierced by one 6/6 wood-sash window. The opening has a 1-¼-inch square-edged surround with an interior torus molding and flat lintel. Hardware for operable shutters was present on the surround. The southeast elevation of the ell addition, faced in all-stretcher bond brick veneer, has a single-leaf entry opening located below grade to the basement. The opening, accessible by masonry steps with brick retaining walls, has a Craftsman-style two-panel and six-light wood door with a two-inch wide surround and molded back band. The first story is pierced at the center by a triple window composed of 4/4 wood-sash windows flanking a twenty-light fixed window. The second story has a double-leaf opening with two ten-light wood doors. The French doors are framed by one-inch square-edged surrounds and are covered by wooden screen doors. The doors open to a cantilevered balcony of concrete with a cast-iron balustrade. A small rectangular opening has been created to the east of the doors. The opening, framed by a very narrow wood surround, holds an air conditioning unit.

Interior

The interior of 168 Green Street includes a double-parlor main block, and large kitchen in the ell and ell addition. The northwest parlor has a square plan, with a projecting chimney breast on the northeast wall. The floors are made up of 2-½- to 6-inch wide boards with plaster walls and ceiling. The replacement baseboard is 8 inches high with an ogee cap and quarter-round base shoe. The two window openings on the northwest wall are framed with 4-½-inch wide casings consisting of a bead-and-cove back band and large interior torus molding. The 2-¼-inch skirt is set below the cyma reversa-molded stool. The only framed entry in the parlor is the main exterior door in the western bay of the northwest wall. The opening holds a four-paneled wood door with brass hardware and a single-light transom. It is framed by a 4-½-inch wide casings consisting of a bead-and-cove back band and large interior torus

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 7 Page 3

molding. The modest replacement mantel on the projecting square chimney breast is 44 inches high and 55-¼ inches wide. The wood mantel consists of ogee moldings, cyma reversa molding, astragals, and fillets. The molding is 7 inches wide, surrounding a painted brick face (replacement) and a brick hearth. A wall, 5-½ inches thick, divides the northwest and southeast parlors. The entry between the two parlors is located along the northeastern side, where the quarter-turn stair is located. The opening in the wall, as well as its narrow thickness, suggest it is a replacement wall.

Although no definitive evidence has been found to support this thesis, it appears as though the quarter-turn stair was relocated to its present location on the northeast wall, possibly sometime in the mid-twentieth century. This is based on the present location of the stair in relation to the 5-½-inch thick wall dividing the two parlors, as well as its location to the projecting chimney breast on the southeast wall of the southeast parlor. Further, the stair has Colonial Revival-style elements, including the solid round balusters that taper from a square plinth. The replacement wall stringer is 8 inches high with an ogee cap. The 7-inch high risers and 10-inch deep treads have been replaced and have round nosing supported by cove molding. They are ornamented along the edges and in the center with small circular holes filled with a contrasting colored wood. Additionally, the molded rail lacks a gooseneck or easement because the raised height of the replacement balusters required an extension to the turned posts under the caps of the starter newel posts. Ghosting was not apparent on the floors; however, the lack of window openings on the wall at the first and second floors suggests the stair was located along the southwest wall of the northwest parlor.¹ Original elements of the stairs are present, including the scrolled brackets on the open stringer, molded railing, and newel posts.

The southeast parlor in the main block has a square plan, with a projecting chimney breast on the southeast wall. Like the northwest parlor, the floors are made up of 2-½- to 6-inch wide boards with plaster walls and ceiling. The replacement baseboard is 8 inches high with an ogee cap and quarter-round base shoe. The two window openings on the southwest wall are framed with 4-½-inch wide casings consisting of large interior torus molding. The only framed entry in the parlor, leading to the ell, has a 3-inch wide square-edged casing with a flat lug lintel. The small door under the stair is 29-½-inches high and framed with a 3-inch wide square-edged casing with a flat lug lintel. The original mantel on the projecting square chimney breast is 52-½ inches high and 66 inches wide. The Victorian-era wood mantel consists of Tuscan pilasters on square plinths, a slightly pointed architrave over the parged fireplace surround, plain frieze, and projecting shelf composed of ovolo and astragal moldings. A cast-iron surround has been added to the face of the opening. It is embossed with scrolled leaves, fruit, and a floral motif at the center.

The original ell and ell addition have been altered to create one large rectangular room, which presently serves as the kitchen. The floors are made up of 2-½- to 6-inch wide boards. The walls are covered in the exterior cladding of a barn, consisting of 10-¾-wide vertical boards with circular sawn marks. The ceiling is finished with 4-inch wide chamfered boards running the depth of the room. They are supported by two approximately 5-inch wide hand-hewn beams. The current property owner indicated that the beams were taken from a Baptist church in Anne Arundel County that was constructed in the first part of the nineteenth century. The replacement window casings are 3 inches wide with square-edged slip lintels. The replacement entry door to the rear of the property, located on the southwest wall, is two panels under nine lights. It has a replacement casing that is 3 inches wide with a flat lug lintel. The projecting chimney breast is located on the northwest wall of the kitchen. It is constructed of wood with a circular-sawn beam finished with metal nosing and rosehead nails.

The basement, accessible from the exterior of the building, exists only under the ell and ell addition. The addition to the ell is clearly distinguished by the exposed concrete-block foundation. The brick foundation of the ell is irregularly coursed with parging on the southwest wall. It has a poured concrete floor. The crawl space under the main block exposes the reinforcement of the brick foundation with concrete blocks and the reconstruction of the southwest foundation. The 3-inch wide beams have circular sawn

¹ Interior access to the dwelling at 170 Green Street would assist in verifying if the stairs have been relocated.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 7 Page 4

marks. There is 5- $\frac{3}{4}$ -inch sill between the main block and the ell. The flat-arched opening in the chimney foundation has been infilled with brick, and two circular openings for stoves have been created.

The second floor of the main block contains two rooms divided by an enclosed winder stair to the third floor. The main quarter-turn stair on the northeast wall provides direct access into the southeast room, although ghosting on the floor suggests an interior dividing wall ran the depth of the space, thus creating a stair hall. This is further supported by the ghosting on the southeast wall of the enclosed stair. A full bath and bedroom are located in the ell and ell addition. Like the first floor of the main block, the second floor is finished with 2- $\frac{1}{2}$ - to 6-inch wide floorboards, plaster walls and ceiling, and 8-inch high replacement baseboards with an ogee cap and quarter-round base shoe. Replacement flooring and plywood are located to the north of the stair opening. The window openings are framed with 3- $\frac{1}{2}$ -inch wide square-edged casings with an interior torus molding. The four-paneled wood doors, completed with metal lockboxes and glass as well as ceramic knobs, have 3- $\frac{1}{2}$ -inch wide square-edged casings with flat lug lintels. The enclosed winder stair to the third floor has two exposed starter steps and a single-leaf opening with a narrow door composed of two panels. There are no fireplace openings on the second floor, although the projecting chimney breast exists on the northeast wall of the northwest bedroom. A closet has been added to the southwest corner of the room, under the winder stair. The opening has a 4-inch wide beaded pilaster casing with a 1- $\frac{1}{2}$ -wide ogee-molded lintel. The four-paneled door has a narrow metal lockbox and hollow metal knob.

The bathroom in the ell has 2- $\frac{1}{2}$ - to 6-inch wide floorboards, plaster walls and ceiling, and 2- $\frac{1}{8}$ -inch high replacement baseboards. Three of the walls have been partially covered in beaded wainscoting with an ogee-molded shelf. The added wainscoting is 40- $\frac{1}{2}$ inches high. The window openings are framed with 3- $\frac{1}{2}$ -inch wide square-edged casings with an interior torus molding. The four-paneled wood doors, completed with metal lockboxes and ceramic knobs, have 3- $\frac{1}{2}$ -inch wide square-edged casings with flat lug lintels. A closet of drywall with folding paneled doors was added along the hall leading to the bedroom in the ell addition. This second bedroom is illuminated by a pair of ten-light French doors set in a 36- $\frac{1}{2}$ inch opening. The single-leaf entry into the room has a fifteen-light door with 2- $\frac{3}{4}$ -inch wide square-edged surrounds. The floors are composed of 2- $\frac{1}{4}$ -inch wide boards running the width of the room, rather than the depth like in the rest of the dwelling. The 8-inch high replacement baseboards have an ogee cap and quarter-round base shoe.

The third story, created by the addition of the mansard roof between 1897 and 1903, has a single room, full bath and closet. The winder stair has 9-inch high risers and 10-inch wide treads with a solid balustrade. The floor has 3- $\frac{1}{2}$ -inch wide boards and 7- $\frac{3}{4}$ inches high baseboards with an ovolo-with-bead cap and quarter-round base shoe. The beaded pilaster casing has bull's-eye corner blocks that have been cut to frame the dormer windows. The aprons are 4- $\frac{1}{2}$ inches wide. The closet, located on the northwest wall to the north of the chimney breast, has a five-paneled wood door with narrow lockbox and marble knob.

170 Green Street

The northeast elevation of the structure, fronting a very narrow passageway to the rear of the property between 170 Green Street and 172 Green Street (AA-515) is covered by square-butt wood shingles. A single window opening, which appears to hold a 6/6 wood-sash, is located in the three story of the mansard addition. The ell has two symmetrically placed window openings, presumably with 6/6 wood-sash, on the first and second stories. The openings are framed by narrow 1- $\frac{1}{4}$ -inch wide square-edged surround with an interior torus molding and flat lintel.

The southeast elevation of the main block, visible above the two-story ell and ell addition, is pierced by one 6/6 wood-sash window. The opening has a 1- $\frac{1}{4}$ -inch square-edged surround with an interior torus molding and flat lintel. The southeast elevation of the ell addition, which is clad in textured asbestos shingles, has a below-grade basement entry. Accessible by masonry steps flanked by brick retaining walls, the wood door is framed by a one-inch wide cavetto surround. The first story of the ell has a three-sided canted bay

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 7 Page 5

window that is located off-center, closer to the eastern corner of the structure. The asbestos-clad bay is covered by a flat roof with a plain square-edged cornice. It has a wide centrally placed 1/1 window flanked by narrow 1/1 windows with four-inch wide mullions. The second story has a double-leaf opening with two sliding glass doors with metal frames. The opening has a narrow two-inch wide square-edged surround with mitered joints. The doors open to a wood balcony supported by large knee brackets. The balcony, reconstructed in 2001, has square posts and square balusters. A rectangular opening framed with a two-inch wide square-edged surround is located to the south of the sliding-glass doors. The opening holds a large air conditioning unit.

The interior of the single-family dwelling at 170 Green Street was not accessible at the time of the survey. A real estate advertisement indicates the house contains four bedrooms and two-and-a-half baths.

8. Significance

Inventory No. AA-512

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 circa 1870 **Architect/Builder** Unknown

Construction dates circa 1870

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 twin dwellings at 168-170 Green Street were constructed in 1870 as a speculative investment by Frank H. Stockett. Sold individually upon completion, the single-family dwellings were briefly owned together by Matthew Strohm, a German-born boxing master and gym instructor at the United States Naval Academy from 1867 to 1909. Strohm and his family became the first owner-occupants of the dwelling at 170 Green Street. During the ownership of Strohm, between 1897 and 1903, the northwestern portion of the main block along Green Street was raised to three stories by the addition of a bell-cast mansard roof. Throughout their history, the dwellings have been predominantly used as rental housing, with several of the owners not residing in the City of Annapolis. By the second half of the twentieth century, however, both single-family dwellings were owner-occupied. The property on which the building is located was initially improved between 1805 and 1815 by the construction of a three-story gambrel-roofed dwelling that was razed by Stockett.

HISTORY

LOT 29

The property on which 168-170 Green Street stands was historically part of Lot 29, which extended mid-block on Green Street southeastward to Church Street (now Main Street), prior to the laying of Green Street and Compromise 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 1727.² Garrett, who served as the first mayor of Annapolis, apparently made his fortune lending money at interest and dealing with imported goods.³ Following Garrett’s death, his heirs sold Lot 29 to Dr. Charles Carroll.⁴ By 1737, Carroll had purchased the adjoining lots designated as 25, 26, 28, 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

² Edward Papenfuse, *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1863-1805*, (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.

³ 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.

⁴ Provincial Court Records, Liber RD 2, Folio 311 and Liber RD 3, Folio 76.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 2

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."⁵

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."⁶ 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.⁷ 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...."⁸ 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 1784.⁹ 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.

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.¹⁰ 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

⁵ Norman K. Risjord, *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. (Baltimore, Maryland: Maryland Historical Society, 1997), p. 63.

⁶ Risjord, p. 64.

⁷ Risjord indicates Carroll's wife was named Mary Blake, p. 61.

⁸ 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.

⁹ 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.

¹⁰ Historic Annapolis Foundation Vertical Files, "Green Street."

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 3

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.¹¹

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."¹² 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 his home on Green Street on Lots 29 and 30, 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 29, 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.¹³ The first portions of the lots to be leased were Areas A through C. Area A was a rectangular lot of land that abutted the warehouses on Main Street. Area B included the lot designated today as 172 Green Street (AA-515), which was leased to Henry Sibell, a baker. Area C, which is now 168-170 Green Street (AA-512), was leased to Thomas Graham. Failure to meet the terms of the leases, which required the construction of dwellings and the payment of annual ground rents, allowed Carroll to reclaim the lots for "breach of covenants."¹⁴ In 1810, William Wilkens, who also owned the lots fronting Main Street, purchased Area A from Carroll.¹⁵ 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.

¹¹ *Maryland Gazette*, February 20, 1752.

¹² Historic Annapolis, Inc. vertical property files.

¹³ Edward Papenfuss 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.

¹⁴ Land Records of Anne Arundel County, Liber NH 12, Folio 631 (July 10, 1805).

¹⁵ Land Records of Anne Arundel County, Liber NH 15, Folio 628 (April 5, 1810).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 4

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, 1812.¹⁶

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, 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." This was the dwelling erected in the early eighteenth century for Dr. Carroll. 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. These two lots constituted Section III of Stoddert Lots 29 and 30, which was considered to be valuable property because of its location near the docks and market area. 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.¹⁷

Within days of receiving title to Lot 29, William T.T. Mason and Ann Carroll Mason conveyed the Areas B and C to John Brewer. Brewer also purchased Lot 25 from the Masons. Born in 1778 to Joseph Brewer, Jr. and Jane Brewer, John Brewer was a prominent attorney, serving as Commander of the Land Office for the Western Shore and Clerk of the House of Delegates. Within months of obtaining title to Areas B and C, John Brewer sold his interest to his cousin, Brice Beal Brewer, Sr., who was born in 1792. The deed did not specifically describe improvements that existed on the property, but did state the property had "appurtenances thereunto belonging..."¹⁸ The dwelling is believed to have been located at what is now 170 Green Street, suggesting it was constructed in the first quarter of the nineteenth century (between 1805 and 1815).

In 1829, following an equity case involving the subdivision of land holdings because of financial problems, Area C in Lot 29 was conveyed equally amongst Brice Brewer's six children. This included Brice B. Brewer, Jr., Eleanor Ann Brewer, Edward W. Brewer, Richard H. Brewer, Jackson Brewer and Augustus Brewer. The 1829 deed described the property as "about 90 feet from house formerly occupied by Nicholas Carroll, Esq. [site of 188 Green Street] to fence of the house formerly occupied by Mr. Ogle now in possession of Samuel Ridout Esq. for Dr. John Ridout [120 Duke of Gloucester Street (AA-463)]." Brice B. Brewer retained ownership of Area B, which corresponds today to 172 Green Street (AA-515). During his tenure as owner, Brewer had a three-story brick structure with a side-gabled roof erected on the northeast side elevation of the existing gambrel-roofed building at 170 Green

¹⁶ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

¹⁷ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

¹⁸ Land Records of Anne Arundel County, Liber WSG 3, Folio 626 (September 20, 1815).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 5

Street. Subsequent deeds, historic maps, tax assessments, and the circa 1859 *Bird's Eye View of the City of Annapolis* by Edward Sachse indicate a circa 1830 construction date, as does the Greek Revival style, form, brick bonding, and interior detailing. Brice B. Brewer, Sr. was taxed in 1831 for three improved lots in Annapolis, two of which were located on Green Street. In 1860, Brewer, Jr., who had gained title to the property, was assessed for two houses on Green Street, which corresponds to the three-story gambrel-roof building at 170 Green Street and the three-story side-gabled building at 172 Green Street. By taxing the structures separately, the Real Property Assessment documented that 172 Green Street was not an addition to 170 Green Street, although they shared a common wall. Rather, it was a separate building, used either as rental property or housing for members of the large Brewer family.

By 1863, Brice B. Brewer, Jr. had obtained full title to the property, having paid \$90 for the lot with house from his cousin, William F. Williams, the only surviving son of Ann Maria Brewer Williams. Born in 1821, Brewer was a butcher who lived with his wife, Adeline Brewer, in Baltimore. Brewer mortgaged the Green Street property, which he used as rental property, in March 1868. The "parcel of ground and premises lying and being in the City of Annapolis" was sold for \$600 on September 16, 1868 to Frank H. Stockett. Francis (known as Frank) Henry Stockett was born on May 1, 1824, the eldest surviving son of fourteen children born to Joseph Noble Stockett. Frank Stockett was a prominent member of the Maryland bar. He resided with his wife, Mary Priscilla (Hall) Stockett, and their ten children in the former Carroll house on Lots 29 and 30 (now the site of 188 Green Street). The sale included only 168-170 Green Street.

Building History

Recognizing the speculative investment opportunities on Green Street, Frank H. Stockett had the existing structure at 170 Green Street razed and the present three-story twin dwellings at 168-170 Green Street constructed in the Queen Anne style with architectural elements of the transitional Colonial Revival style. Construction of the dwellings, as documented by tax assessment records, was completed in 1870.

Frank Stockett maintained the rental property at 168-170 Green Street for just one year, selling the twin dwelling at 168 Green Street for \$800 to Joseph M. Marshall. This portion of the lot was described as "southeast side of Green Street at intersection with land formerly owned by Crandall."¹⁹ Crandall's property was located at 162-164 Green Street (AA-509). Born about 1842, Marshall was a carpenter and builder responsible for the construction of 112 Charles Street (AA-388). The 1880 United States Census records that Marshall was living with his family on Hanover Street, never residing on Green Street. On July 14, 1877, the dwelling on Green Street was conveyed by Marshall to Eliza C. Marshall. Less than a year later, Mary A. Marshall obtained title to 168 Green Street. Mary Marshall had relocated to Baltimore following her husband Joseph Marshall's death in 1885 (he fell from hoisting apparatus during a construction project in Jackson, Tennessee). The building at 168 Green Street was described in the deed as a "two-story frame dwelling house [with] back building attached."²⁰ It was used by the Marshall family as rental property.

The remaining portion of the lot was identified as that section to the "west of John Himmelheber," who lived at 172 Green Street (AA-515). This included 170 Green Street, which was conveyed by Stockett's trustee James Revell to William D. and Susan Wilson in 1876. According to the subsequent deed of sale, the Wilsons lived in Vicksburg, Mississippi, and used the Annapolis property for rental purposes. The property was purchased for \$1,050 in 1879 by Matthew Strohm, a German-born boxing master and gym instructor at the United States Naval Academy from 1867 to 1909. Strohm and his family became the first owner-occupants of the dwelling at 170 Green Street.

¹⁹ Land Records of Anne Arundel County, Liber SH 6, Folio 39 (July 13, 1871).

²⁰ Land Records of Anne Arundel County, Liber SH 13, Folio 156 (August 10, 1878).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 6

In February 1892, the widowed Mary A. Marshall sold 168 Green Street to Matthew Strohm, who used it as rental property while continuing to live at 170 Green Street. He purchased 168 Green Street for \$1,100. Samuel Martin Wolfangle, a tailor with the United States Naval Academy, occupied the dwelling with his wife and five surviving children. Wolfangle, who later moved to Francis Street, is noted as the resident of 168 Green Street in the 1900, 1910, and the 1920 census records. The city directory records that Mrs. Edith Stewart lived in 168 Green Street in 1928.

The census documents the Strohm family living at 170 Green Street until the 1920, when the dwelling once again became rental property. It was leased to Samuel T. Atwell, who was employed as a carpenter. By 1928, as noted in the city directory, 170 Green Street was vacant. The census for 1930 documents that John Wesley Carter of Govans (Baltimore, Maryland) lived in the dwelling, which he leased for \$40 a month. Carter, a pipe fitter for the United States Naval Academy, owned the adjacent property at 162-164 Green Street (AA-509), which he used as investment property.

During the ownership of Matthew Strohm, between 1897 and 1903, the northwestern portion of the main block along Green Street was raised to three stories by the addition of a bell-cast mansard roof.

With the death of Matthew Strohm and his wife, Louise, in 1910 and 1917 respectively, the twin dwellings at 168-170 Green Street were conveyed to their children. The heirs utilized the property for rental purposes until December 15, 1943, when it was sold to Joseph T. and Annie I. Talley. Joseph Talley, born in 1883, was an engineer at the United States Naval Academy. Living in Eastport, Talley continued the tradition of using the Green Street property for rental purposes. Talley eventually sold the property, selling the dwellings individually.

168 Green Street

On December 14, 1944, the single-family dwelling at 168 Green Street was sold to Walter M. and Florence E. Schurr. Born about 1903, Walter Schurr was an accountant. According to Robert Harry McIntire in *Annapolis Maryland Families*, Schurr resided in Joppa, Maryland. Two years after purchasing the Annapolis property, Schurr sold it to Eleanor B. Warring and Mary T. Brice. The city directory indicates the widowed ladies lived together in the dwelling. In 1951, one-third undivided interest was conveyed to the widowed Delma B. Duerbeck. Upon the death of Brice in 1955, the property was devised equally to Warring and Duerbeck. In 1965 following the death of Warring, Delma Duerbeck became the sole owner of the dwelling in which she resided. Within months, she conveyed title to the widowed Katie Marshall. Marshall, the wife of George Washington Marshall, does not appear to have been related to previous owners, Joseph M. and Mary A. Marshall. Katie Marshall, who lived in the dwelling until her death in 1967, devised the property to her daughter, Kitty Mae Marshall Hubbard. Hubbard leased the property, selling it in September 1968 to Francis and Barbara Carbough. Having occupied the single-family dwelling for ten years, the Carboughs sold it to Howard G. and Patricia Ann Ulep in May 1978. Also residing in the dwelling, the Uleps conveyed 168 Green Street in 1987 to the current owner-occupant Margaret H. Waggoner.

170 Green Street

On February 28, 1950, Joseph T. and Annie L. Talley sold 170 Green Street to Henry Y. Bready and Frances F. Bready. Henry Yewell Bready, Jr., a state auditor, resided in the dwelling with his family. In May of 1963, Bready conveyed his one-half undivided interest to the widowed Freida M. Gramelspacher and Frances F. Bready. The city directory notes that in 1965 the house was occupied by Harold Wicklund, although by 1967, Freida M. Gramelspacher was listed as the occupant. Following several deeds of transfer from Gramelspacher, the property was granted in part to Glenn Maher in July 1967. Maher and his wife, Lois T. Maher obtained full title in 1970, although Gramelspacher continued to live in the dwelling.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 7

On October 16, 1972, William M. and Susan C. Hopkinson purchased the property at 170 Green Street as their residence. The Hopkinsons lived in the house until 1983, selling it to Roger A. and Linda S. Blair. Following several deeds of sale in the mid-1980s, George R. Hayman Jr. and Barbara Adams Hayman became the new owners of 170 Green Street in 1987. They retained ownership until March 1996, when the property was sold to Daniel J. Lecce and Jean Marie Kilker. In May 2002, Jennifer P. Cohen became owner, selling just one month later to Jennifer and Glen Wasserstein. The Wassersteins currently live in the dwelling.

Chain of Title for 168-170 Green Street

1718:	James Stoddert surveyed for Amos Garrett
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
September 28, 1812:	Nicholas Maccubbin Carroll to Ann Carroll Mason and William T.T. Mason Chancery Court Papers 1213 (final decree 1815)
May 20, 1815:	William T.T. Mason and Ann Carroll Mason to John Brewer Land Records of Anne Arundel County Liber WSG 3 Folio 478
September 20, 1815:	John Brewer to Brice B. Brewer, Sr. Land Records of Anne Arundel County Liber WSG 3 Folio 625
April 15, 1829:	Brice B. Brewer, Sr. to Brice B. Brewer, Jr., Eleanor Ann Brewer, Edward W. Brewer, Anne Marie Brewer, Richard H. Brewer, Jackson Brewer and Augustus Brewer Land Records of Anne Arundel County Liber WSG 14 Folio 259
March 17, 1856:	Richard H. Brewer to Brice B. Brewer, Jr. Partial interest in lot with house Land Records of Anne Arundel County Liber NHG 11 Folio 329

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 8

June 3, 1863: William F. Williams, only surviving heir of Ann M. Williams, to Brice B. Brewer, Jr.
Partial interest in lot with house
Land Records of Anne Arundel County
Liber NHG 11 Folio 329

September 16, 1868: Brice B. and Adeline Brewer, Jr. and William H. Bolton (held mortgage) to Frank H. Stockett
Full interest in lot with house
Land Records of Anne Arundel County
Liber SH 2 Folio 530

170 Green Street "Lot on southeast side of Green Street west of John Himmelheber"

August 24, 1876: James Revell, Trustee, to William D. and Susan Wilson
Susan Wilson versus Benjamin Miles
Land Records of Anne Arundel County
Liber SH 10 Folio 532

October 13, 1879: William D. Wilson and Susan Wilson to Matthew Strohm
Land Records of Anne Arundel County
Liber SH 14 Folio 629

168 Green Street "Southeast side of Green Street at intersection with land formerly owned by Crandall"

July 13, 1871: Frank H. Stockett and Sarah F. Miles to Joseph M. Marshall
Land Records of Anne Arundel County
Liber SH 6 Folio 39

July 14, 1877: Joseph M. Marshall to Eliza C. Marshall
Land Records of Anne Arundel County
Liber SH 11 Folio 412

August 10, 1878: Eliza C. Marshall to Mary A. Marshall
Land Records of Anne Arundel County
Liber SH 13 Folio 156

168-170 Green Street

February 23, 1892: Mary A. Marshall, widow, to Matthew Strohm
Land Records of Anne Arundel County
Liber SH 40 Folio 567

March 27, 1905: Matthew Strohm devised to Louise Strohm
Probated June 1910
Will Records of Anne Arundel County
Liber BRD 1 Folio 277

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 9

- February 10, 1917: Louise Strohm devised to William A. Strohm, John C. Strohm, Martha A. Strohm Evans, Lena M. Strohm Thomas, and Elizabeth K. Strohm
- December 15, 1943: William A. and Nina L. Strohm, John C. and Alma K. Strohm, Martha A. and George W. Evans, Lena M. and James Louis Thomas to Joseph T. and Annie I. Talley
Land Records of Anne Arundel County
Liber JHH 295 Folio 446
- 168 Green Street
- December 14, 1944: Joseph T. and Annie I. Talley to Walter M. and Florence E. Schurr
Land Records of Anne Arundel County
Liber JHH 317 Folio 489
- July 12, 1946: Walter M. and Florence E. Schurr to Mary T. Brice and Eleanor B. Waring
Land Records of Anne Arundel County
Liber JHH 366 Folio 457
- December 21, 1951: Mary T. Brice and Eleanor B. Waring to R. Tilghman Brice, III, Trustee
Land Records of Anne Arundel County
Liber JHH 670 Folio 454
- December 21, 1951: R. Tilghman Brice, III, Trustee, to Mary T. Brice, Eleanor B. Waring, and Delma B. Duerbeck
Land Records of Anne Arundel County
Liber JHH 670 Folio 457
- February 21, 1955: Mary T. Brice devised to Eleanor B. Waring and Delma B. Duerbeck
- May 6, 1965: Eleanor B. Waring devised to Delma B. Duerbeck
- October 14, 1965: Delma B. Duerbeck, widow, to Katie Marshall, widow
Land Records of Anne Arundel County
Liber LNP 1911 Folio 99
- December 24, 1967: Katie Marshall, widow, devised to Kitty Mae Marshall Hubbard and Ralph M. Hubbard
Will Records of Anne Arundel County
Liber GMN 7 Folio 62
- September 25, 1968: Kitty Mae and Ralph M. Hubbard to Francis and Barbara S. Carbough
Land Records of Anne Arundel County
Liber 2208 Folio 508
- May 25, 1978: Francis and Barbara S. Carbough to Howard G. and Patricia Ann Ulep
Land Records of Anne Arundel County
Liber WGL 3087 Folio 48

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 10

February 17, 1987: Howard G. and Patricia Ann Ulep to Margaret H. Waggoner
Land Records of Anne Arundel County
Liber 4274 Folio 408

170 Green Street

February 28, 1950: Joseph T. and Annie L. Talley to Henry Y. Bready and Frances F. Bready
Land Records of Anne Arundel County
Liber JHH 559 Folio 281

May 17, 1963: Henry Y. Bready to Frieda M. Gramelspacher, widow, and Frances F. Bready
Land Records of Anne Arundel County
Liber LNP 1656 Folio 197

July 27, 1967: Frieda M. Gramelspacher, widow, to Louis M. Strauss, Trustee
Land Records of Anne Arundel County
Liber MSH 2119 Folio 124

July 27, 1967: Louis M. Strauss, Trustee, Frieda M. Gramelspacher, widow, and Glenn Maher
Land Records of Anne Arundel County
Liber MSH 2119 Folio 126

February 27, 1970: Glenn Maher to Louis M. Strauss, Trustee
Land Records of Anne Arundel County
Liber 2332 Folio 479

February 27, 1970: Louis M. Strauss, Trustee, to Glenn and Lois T. Maher
Land Records of Anne Arundel County
Liber 2332 Folio 481

October 16, 1972: Glenn and Lois T. Maher to William M. and Susan C. Hopkinson
Land Records of Anne Arundel County
Liber 2531 Folio 590

October 21, 1983: William M. and Susan C. Hopkinson to Roger A. and Linda S. Blair
Land Records of Anne Arundel County
Liber 3657 Folio 420

July 31, 1985: Roger A. and Linda S. Blair to David Wixom Dickerson (75%) and Marty C. Morrison (25%)
Land Records of Anne Arundel County
Liber 3958 Folio 694

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-512

Matthew Strohm Twin Dwellings, 168-170 Green Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 11

December 5, 1986: David Wixom Dickerson and Marty C. Morrison to David Wixom Dickerson
Land Records of Anne Arundel County
Liber 4214 Folio 876

July 8, 1987: David Wixom Dickerson to George R. Hayman, Jr. and Barbara Adams Hayman
Land Records of Anne Arundel County
Liber 4467 Folio 169

March 19, 1996: George R. Hayman, Jr. to Daniel J. Lecce and Jean Marie Kilker
Land Records of Anne Arundel County
Liber 7361 Folio 47

May 16, 2002: Daniel J. Lecce to Jennifer P. Cohen
Land Records of Anne Arundel County
Liber 11505 Folio 266

June 26, 2002: Jennifer P. Cohen to Jennifer and Glen Wasserstein
Land Records of Anne Arundel County
Liber 11620 Folio 729

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

name Jennifer and Glen Wasserstein (170 Green Street)
street and number 170 Green Street telephone
city, town Annapolis state Maryland zip code 21401

4. Location of Legal Description (170 Green Street)

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 11620 folio 729
city, town Annapolis tax map 52A tax parcel 1173 tax ID number 03700203

9. Major Bibliographical References

Inventory No. AA-512

- 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.

10. Geographical Data

Acreage of surveyed property 0.131
Acreage of historical setting 0.131
Quadrangle name Annapolis Quadrangle scale: 1:24000

Verbal boundary description and justification

The twin dwellings at 168-170 Green Street have been historically associated with Parcels 1172 and 1173 as noted on Tax Map 52A since their construction circa 1870.

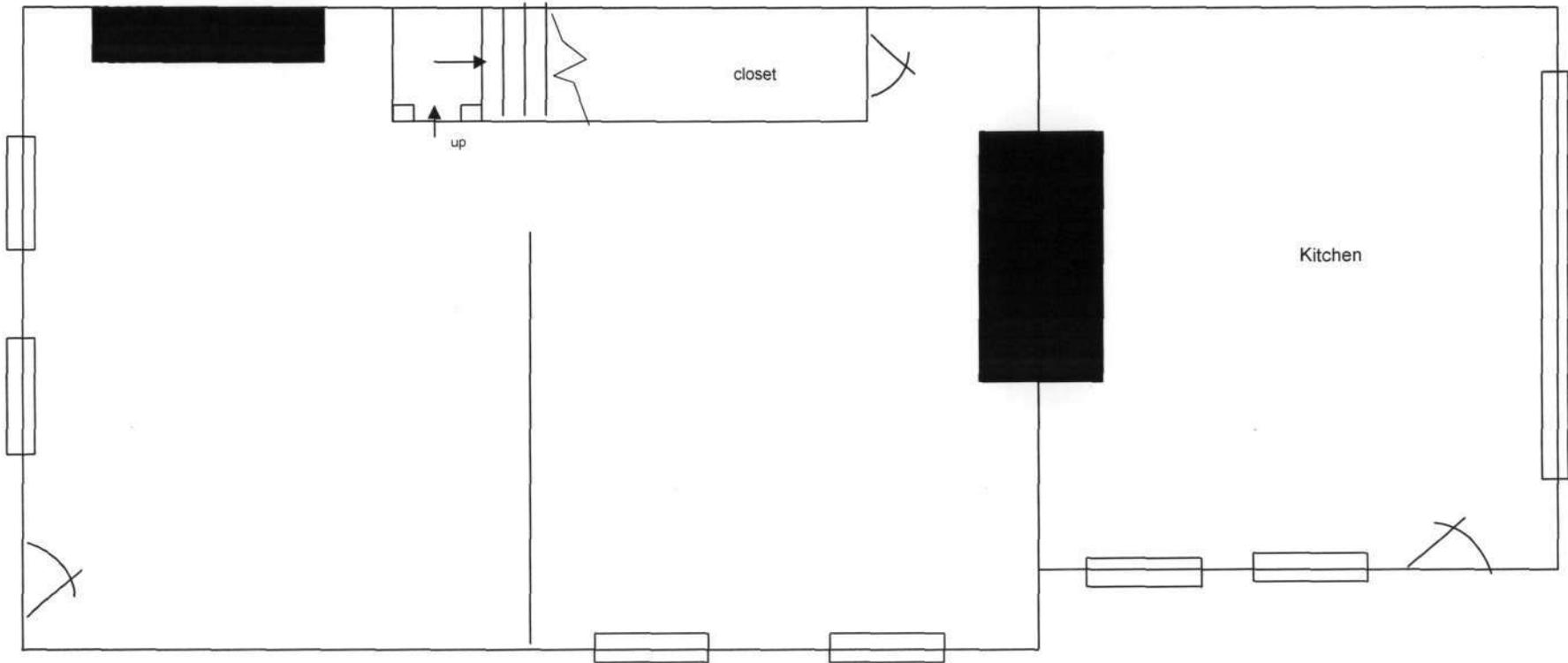
11. Form Prepared by

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



Resource Sketch Map, First Floor
AA-512
168 Green Street
Annapolis, Maryland

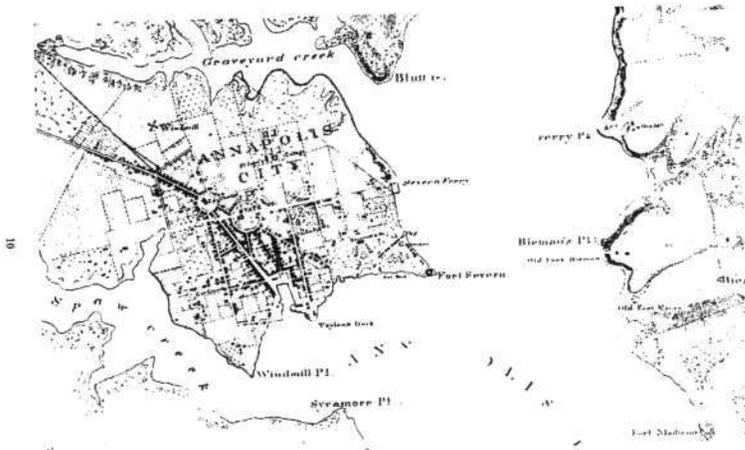
North



not to scale

EHT Tracerics
July 2006

City of Annapolis Coast and Geodetic Map, 1844



*Annapolis in 1811 (From a Coast and Geodetic Survey Map of 1844).

Green Street



AA-512

AA-512

PARLEY

Lumber Shed.

PUBLIC SCHOOL (HIGH)
HEAT: FURNACE.
NO LIGHT.

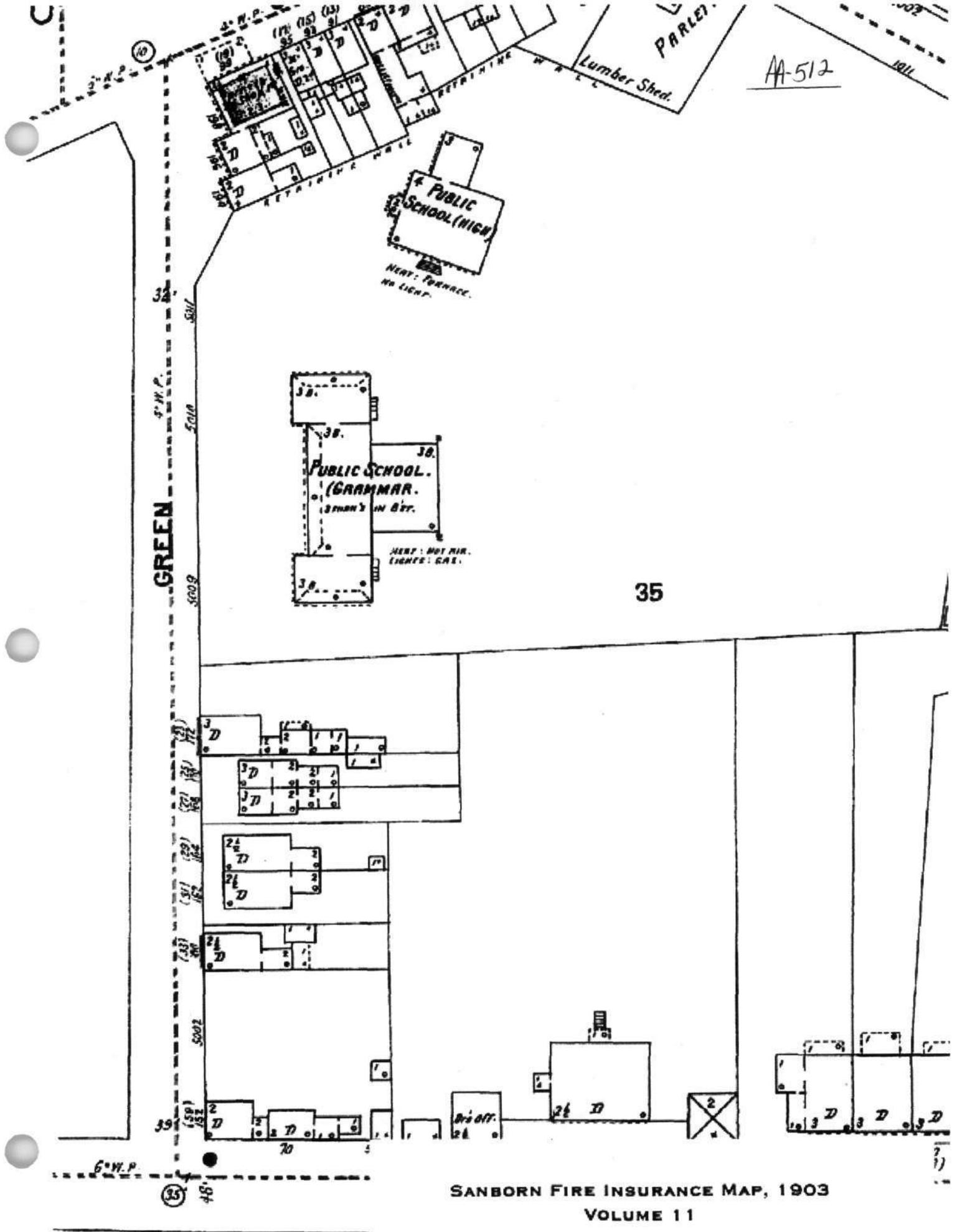
PUBLIC SCHOOL (GRAMMAR)
3 MEN IN BLDG.
HEAT: HOT WATER.
LIGHTS: GAS.

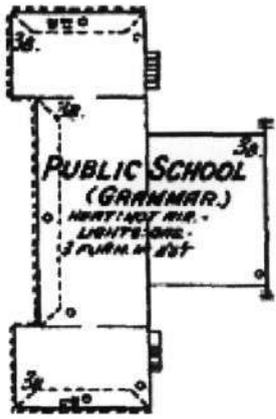
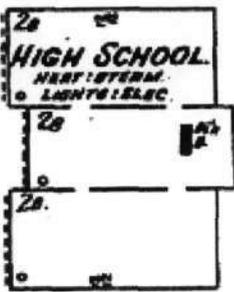
35

GREEN

4 W.P.

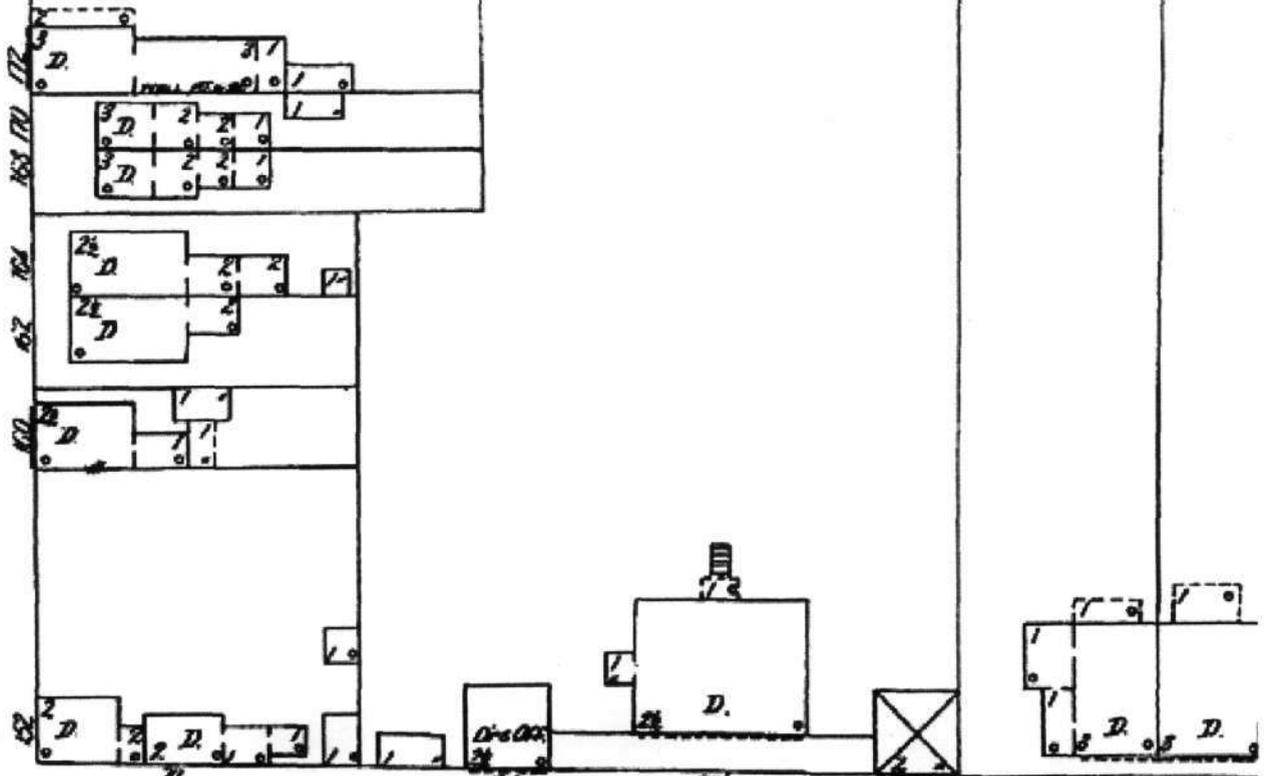
6 W.P.

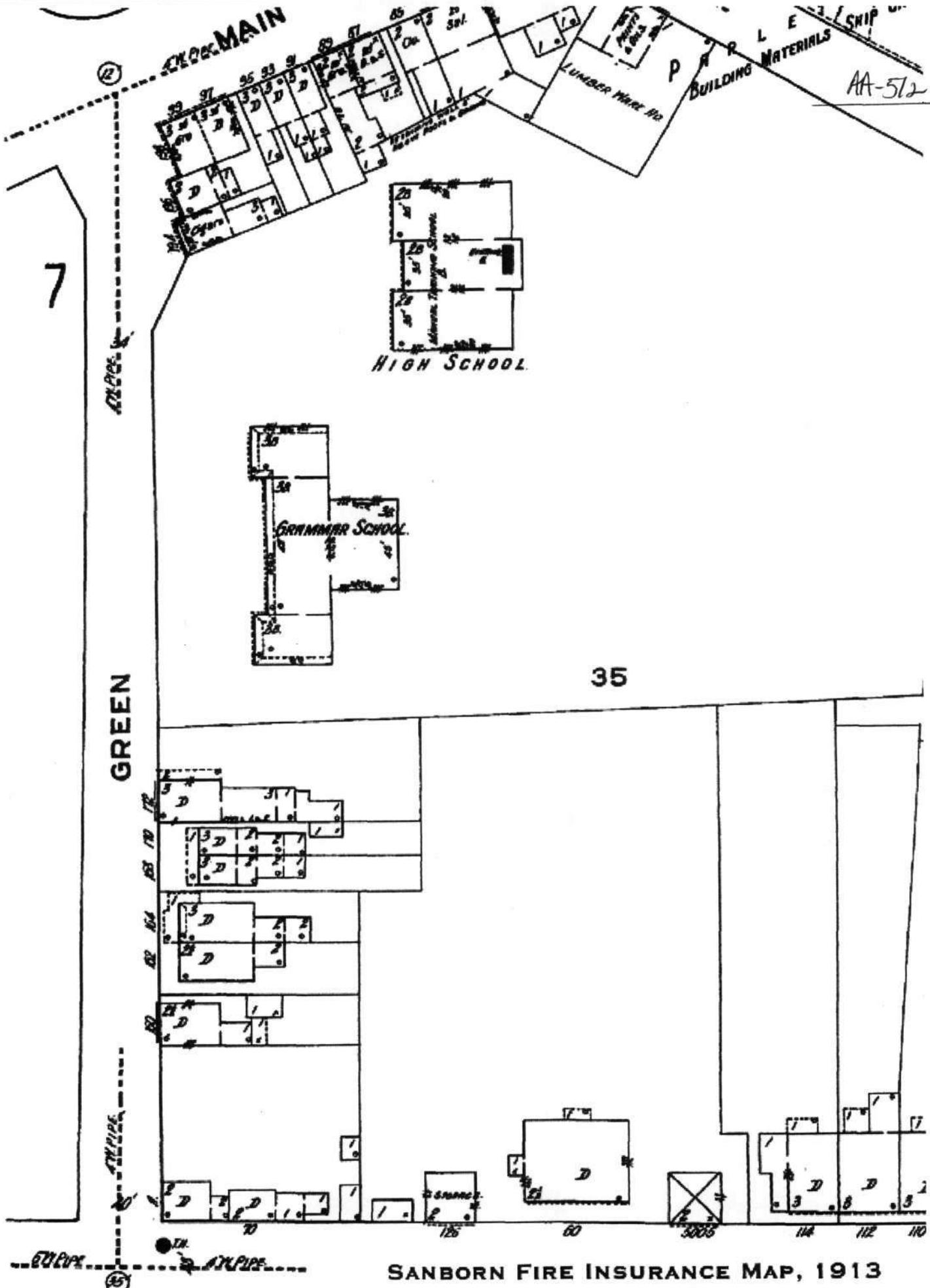




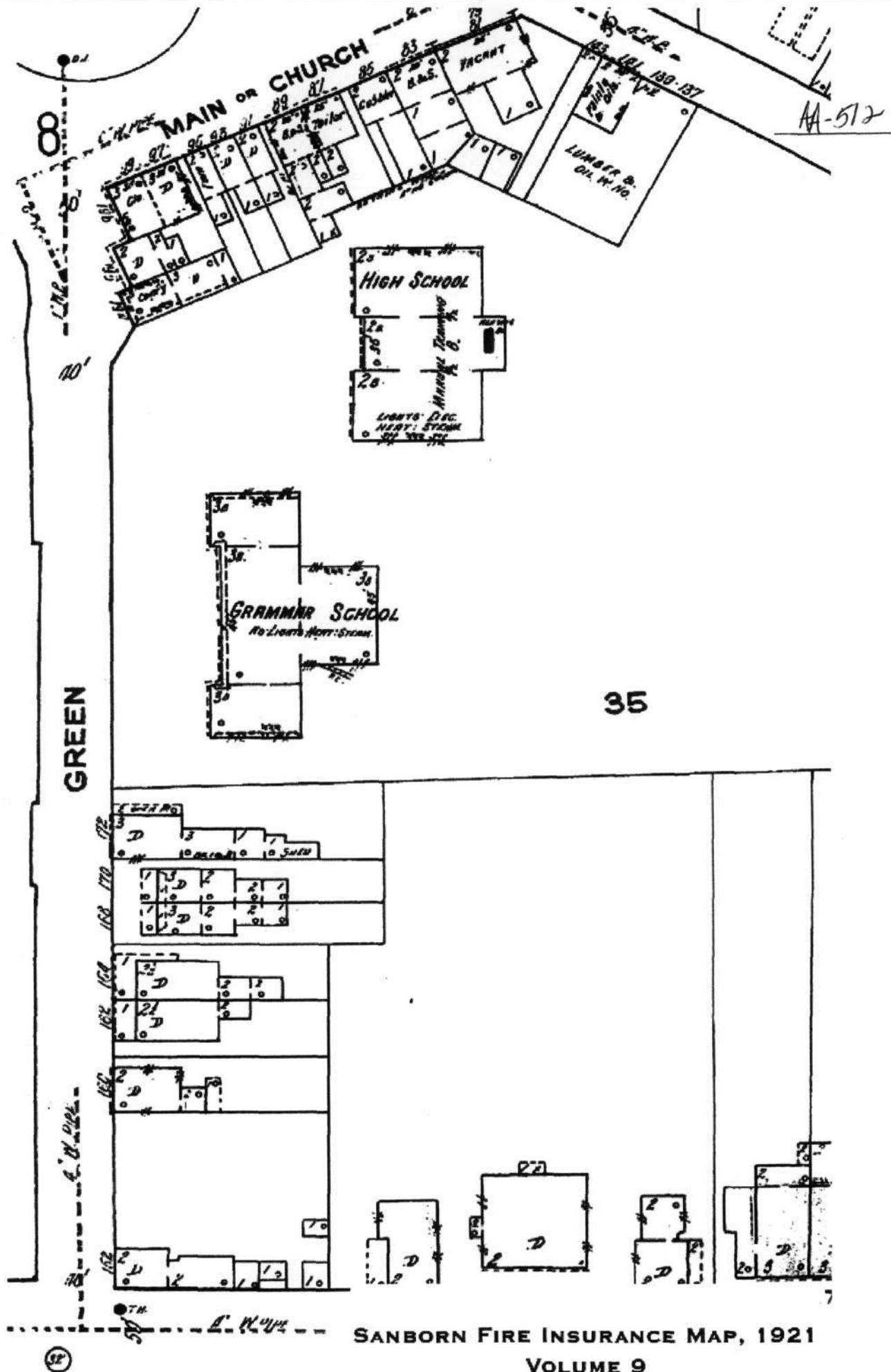
GREEN

35





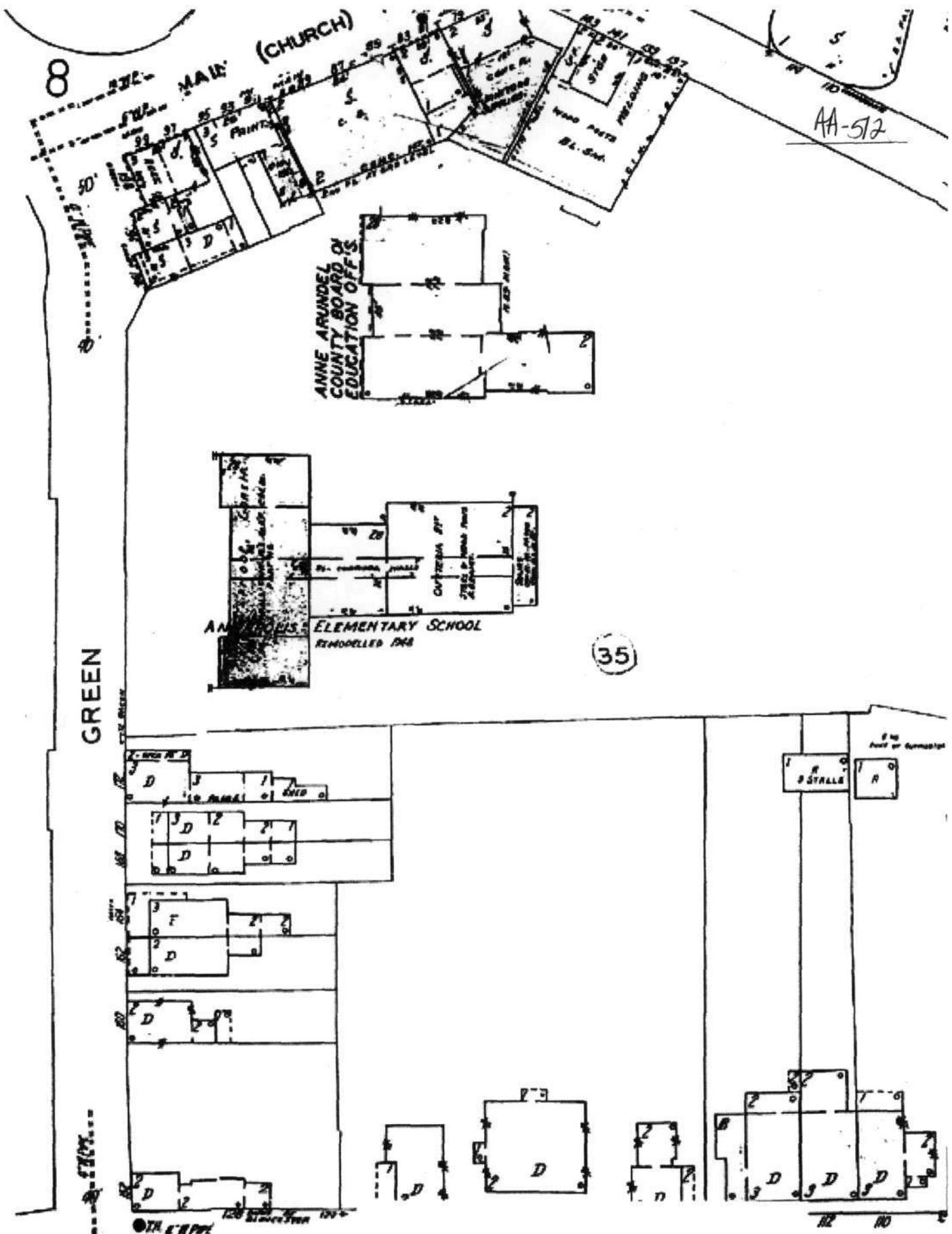
SANBORN FIRE INSURANCE MAP, 1913
 VOLUME 8



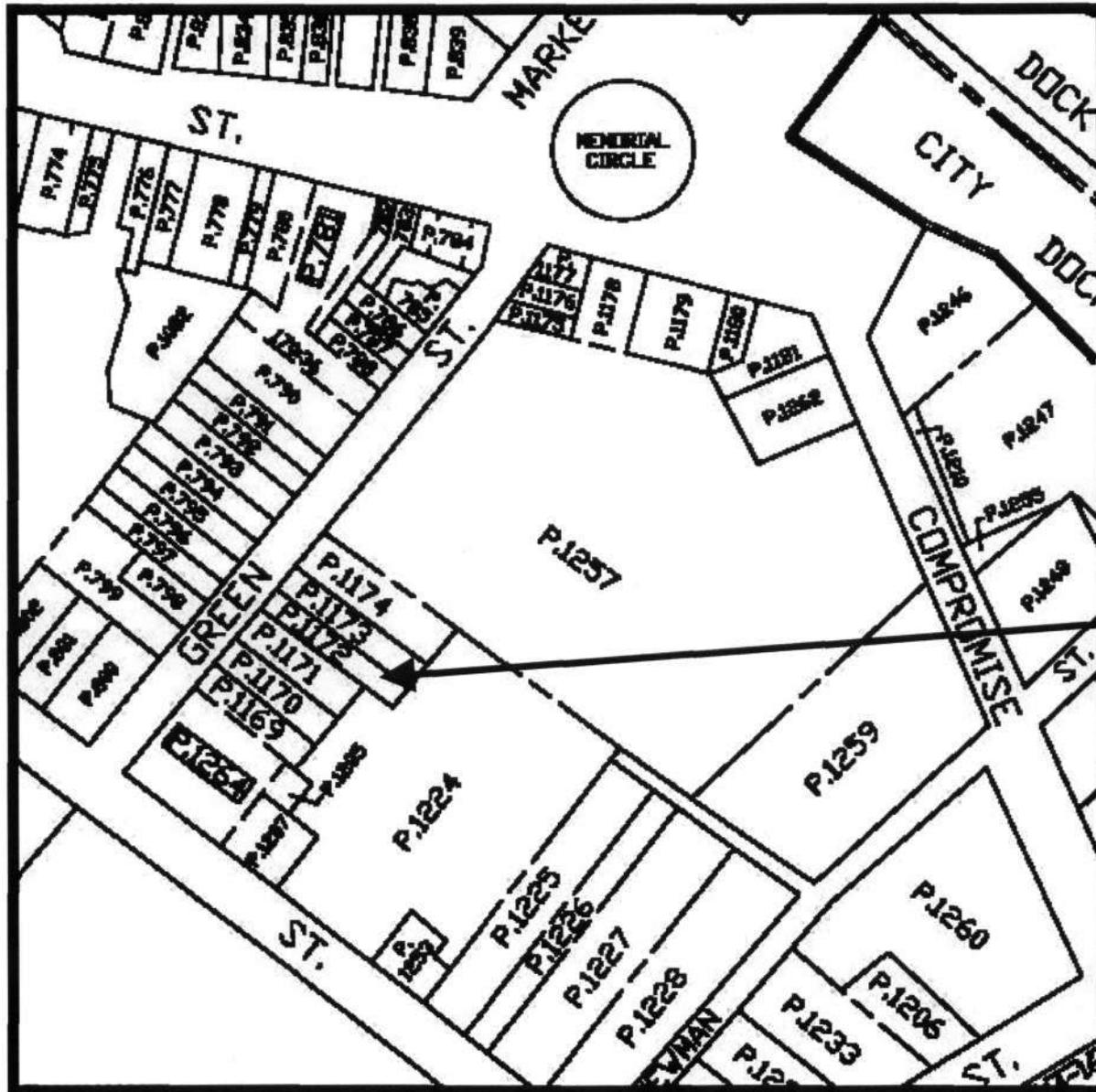
AA-512

35

SANBORN FIRE INSURANCE MAP, 1921
VOLUME 9



SANBORN FIRE INSURANCE MAP, 1954 UPDATED
 VOLUME 9

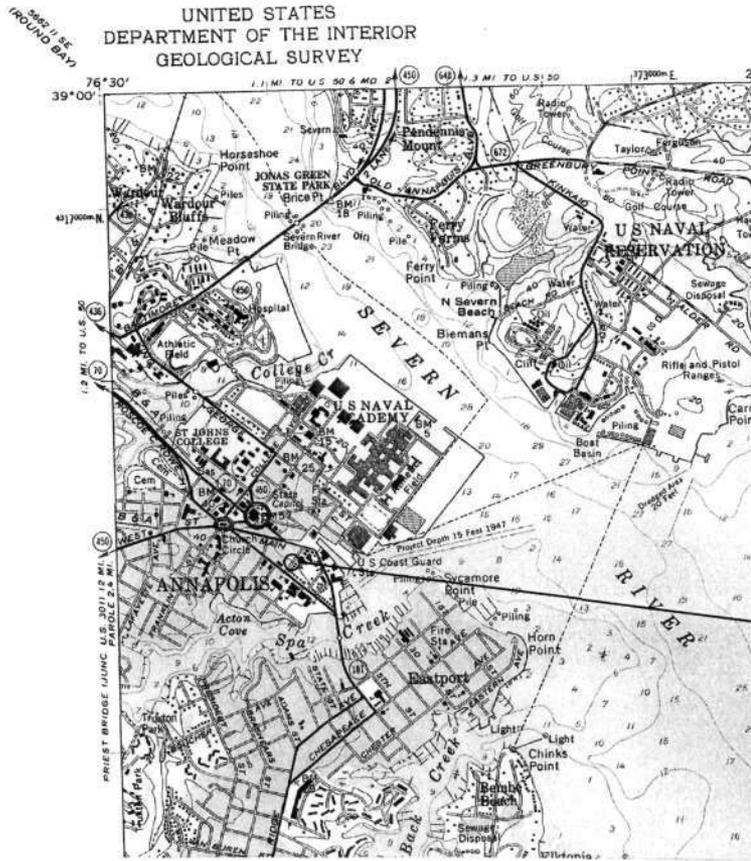


Tax Parcel Map of
Annapolis
Map 52A
Green Street, Survey Phase 10

July 2006

168-170 Green Street,
AA-512

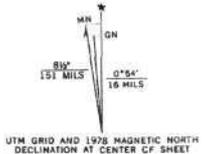
Parcels 1172/1173



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

July 2006

168-170 Green Street,
AA-512
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-512

168-170 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPD

NORTHWEST ELEVATION LOOKING EAST

1 OF 14



AA-512

168-170 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

DECEMBER 2005

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING EAST

2 OF 14



AA-512

168-170 GREEN STREET
ANNAPOLIS, MARYLAND

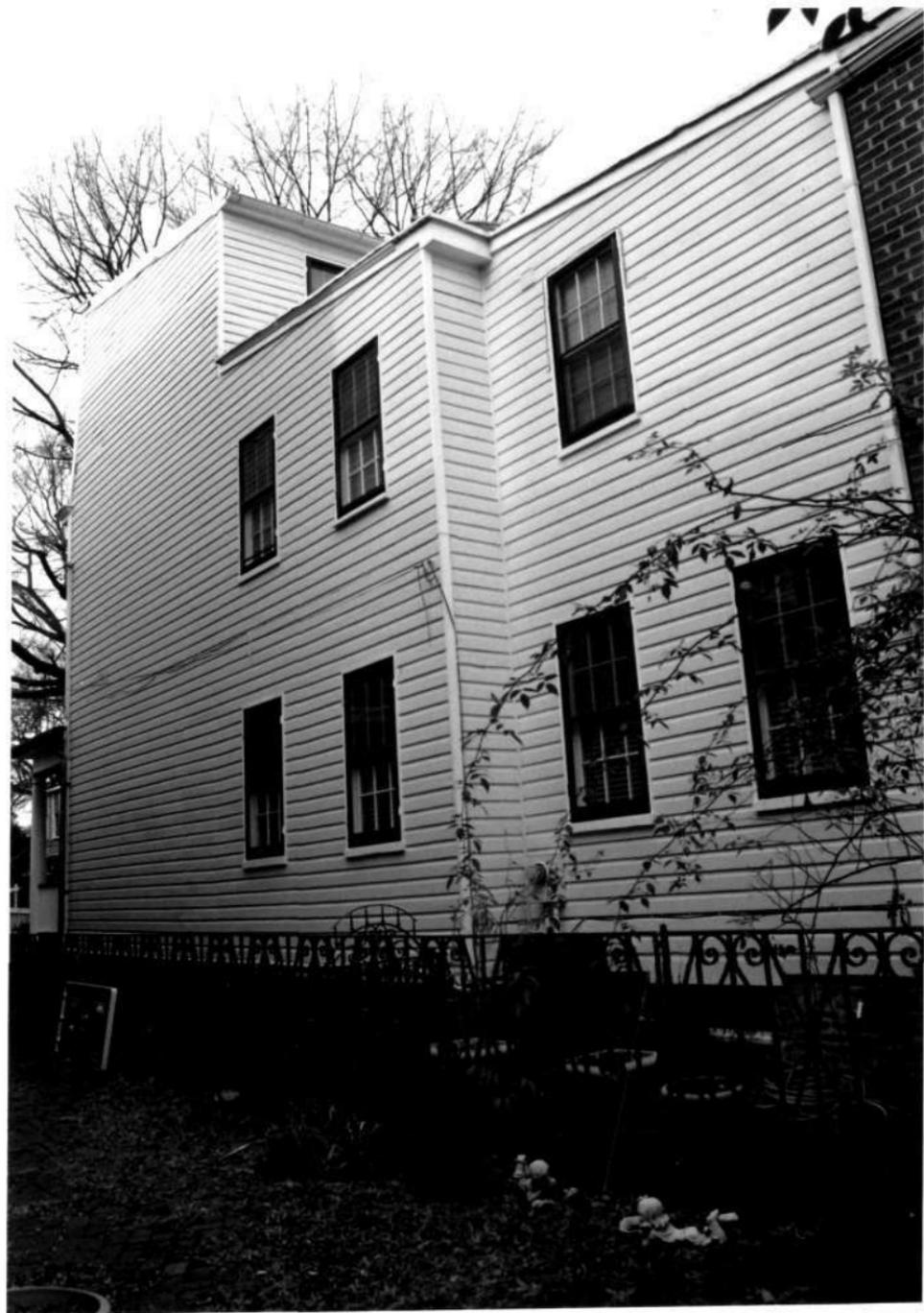
TRACERIES

DECEMBER 2005

MARYLAND SHPO

NW ELEVATION LOOKING SOUTH

3 OF 14



AA-512

168 GREEN STREET

ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

SOUTHWEST ELEVATION LOOKING NORTH

4 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

SOUTHWEST ELEVATION LOOKING SOUTHEAST

5 OF 14



AA-512

168-170 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

SE ELEVATION LOOKING NORTHWEST

6 OF 14



72



170

AA-512

168-170 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

NE ELEVATION LOOKING SOUTHEAST

7 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND STPO

FIRST FLOOR NW PARLOR LOOKING EAST

8 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

FIRST FLOOR NW PARLOR LOOKING WEST

9 OF 14



AA-512

108 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

FIRST FLOOR SE PARLOR LOOKING SOUTH

10 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

FIRST FLOOR ELL LOOKING SOUTHEAST

11 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

SECOND FLOOR HALL LOOKING SOUTHEAST

12 OF 14



AA-512
168-170 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
DECEMBER 2005
MARYLAND SHPO
SECOND FLOOR NW ROOM LOOKING WEST
13 OF 14



AA-512

168 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

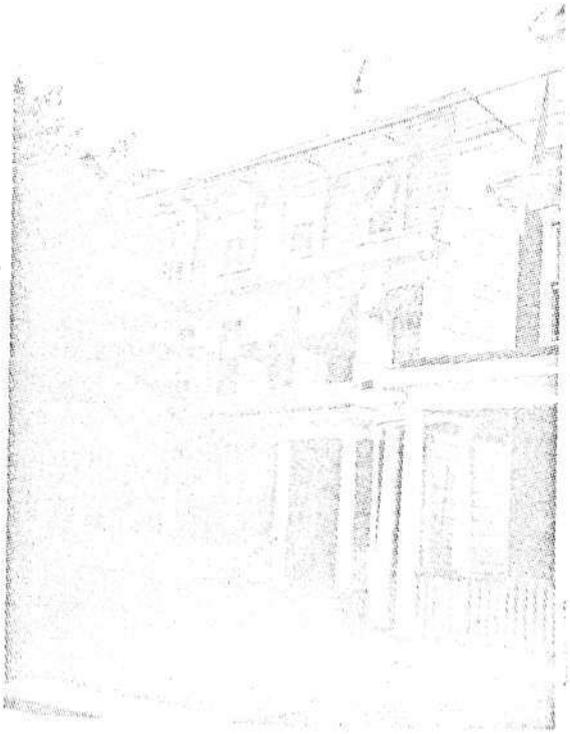
MARYLAND SHPO

THIRD FLOOR LOOKING NORTH

14 OF 14

0205122604

Form 10-445
(5/62)

1. STATE <u>Annapolis, Maryland</u> COUNTY _____ TOWN _____ VICINITY _____ STREET NO. <u>168-170 Green Street</u> ORIGINAL OWNER _____ ORIGINAL USE <u>residential</u> PRESENT OWNER _____ PRESENT USE <u>residential</u> WALL CONSTRUCTION <u>wood shingle</u> NO. OF STORIES <u>three</u>		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME _____ DATE OR PERIOD <u>c. 1870s</u> STYLE <u>Victorian</u> ARCHITECT _____ BUILDER _____	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION <p>168-170 is a large double Victorian house. Intrinsically it is not outstanding, but it is a good period piece, is in good, usable condition and matches other buildings next door. Set back slightly from the street, 168-170 has two entrances off one porch. 2nd storey has six 2/2 windows with triangular wooden caps. Third storey is a sort of bell cast mansard with four dormers with steep triangular pediments, and with "fishscale" shingling. There is a period bracketed cornice below the mansard. Building maintains scale of this side of street and doesn't compete with 172, which is an outstanding building.</p>		3. FOR LIBRARY OF CONGRESS USE _____ OPEN TO PUBLIC <u>no</u>	
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 <u>William D. Morgan</u> <u>Columbia University</u> <u>New York City</u> DATE OF RECORD <u>July 20, 1967</u>	

SUPPLEMENTAL INFORMATION AND PHOTO APIS MAY BE ADDED ON SHEET OF SAME SIZE

good



AA 512
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500



AA-512

PHOTOGRAPH BY
WILLIAM D. MORGAN

168-170 Green St.

011/20/67

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 512, 1614</u>
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 (X) Good () Fair () Poor: ()
THEME:
STYLE: Victorian Mansard
DATE BUILT: c.1870s

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 168 Green Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 33 Par 58
OWNER: Howard G. & Patricia A. Ulep ADDRESS: 168 Green Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

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 () Board and Batten () Wood Shingle (X) 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 (X) Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

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

Number of Stories: 3
 Number of Bays: 3 x 3
 Approximate Dimensions: 16 x 70
 Entrance Location: Right

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
--	---

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Mansard roof with two gabled dormers, decorative wood curbing at ridge, deeply overhanging cornice with carved brackets; triangular molded window and transom lit door caps; good full width porch on Tuscan columns.

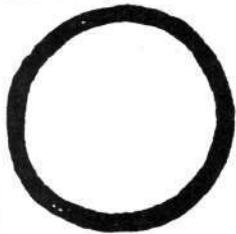
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of a pair of representative Victorian Mansard residences, set back from traditional building line. Compliments 172 Green St. and is compatible with streetscape.

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



168 Green

AA 51a

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing sw

AA-512

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: <u>AA 512, 1614</u>
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 (X) Good () Fair () Poor: ()
THEME:
STYLE: Victorian Mansard
DATE BUILT: c.1870s

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 170 Green Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 33 Par 59
OWNER: Wm. M. & Susan Hopkinson ADDRESS: 170 Green Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

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 () Board and Batten () Wood Shingle (X) 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 (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

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

Number of Stories: 3
Number of Bays: 3 x 3 Entrance Location: Left
Approximate Dimensions: 16 x 70

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
--	---

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Mansard roof with two gabled dormers, decorative wood curbing at ridge, deeply overhanging cornice with carved brackets; triangular molded window and transom lit door caps; good full width porch on Tuscan columns.

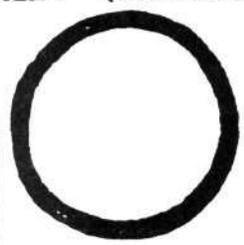
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of a pair of representative Victorian Mansard residences, set back from traditional building line. Compliments 172 Green St. and is compatible with streetscape.

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:

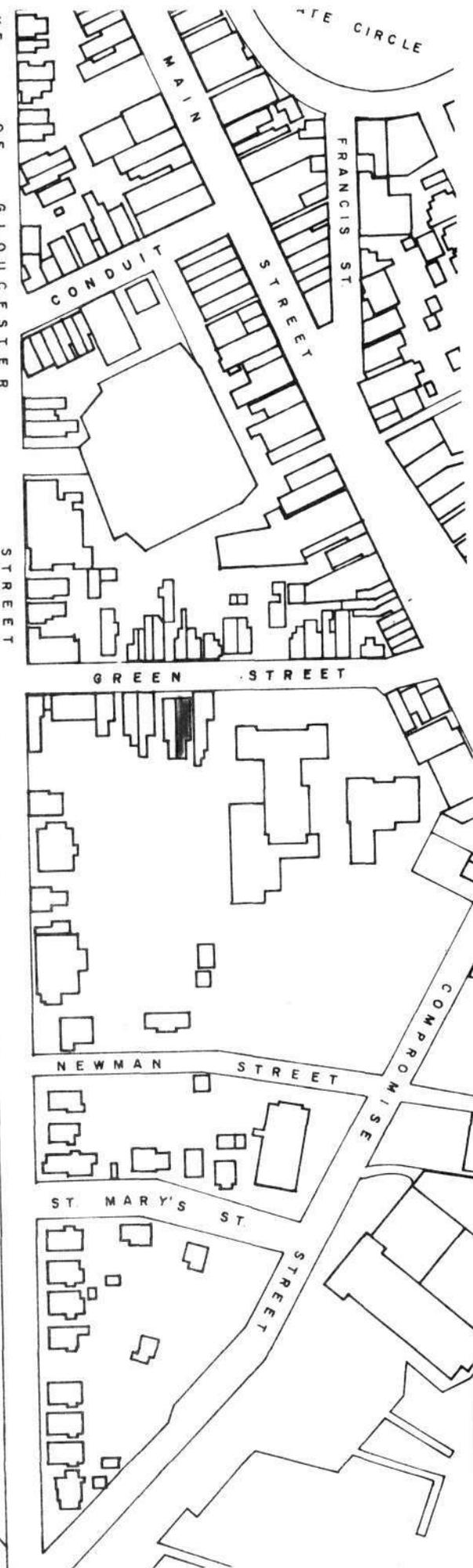
Russell Wright

ORGANIZATION:

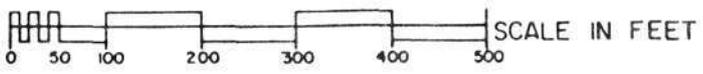
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA-512
 AA 1674
 ANNAPOLIS HIST. DIST.





AA-512

170 Green

~~AA 1614~~

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing sw