

Easement

Capsule Summary of Middleton's Tavern (AA-1817)

A significant architectural and historical landmark that is critical to the understanding of Colonial Annapolis, Middleton's Tavern survives as one of the oldest commercial buildings in the city. Prominently located on Market Place directly across from the harbor, the imposing tavern is designed in a Georgian style of architecture that is oriented to face the market space and port. Despite neglect, fire damage, alterations and renovations that have been part of its history, Middleton's Tavern retains much of its original structure and currently stands in good condition.

Originally built on a ship carpenter's yard, the tavern building was erected by Horatio Middleton and remained in Middleton family hands until 1792. Throughout the 19th century, the building served various commercial uses and, at times, stood vacant. Despite two major fires that gutted the interior of the building in 1970 and again in 1973, the building is currently occupied by a restaurant and bar.

Middleton's Tavern is today a large, two-and-one-half-story brick building covered with a gable-saltbox roof with pairs of massive end chimneys at each gable end. The tavern sits upon a raised brick foundation featuring a molded brick water table. The building is laid in a combination of header and English bond and is coated with a heavy layer of paint that obscures the detailing of the brick work.

Easements

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1817

1. Name of Property

historic name Old Inn
other names Middleton's Tavern (preferred); Marx House; People's Meat Market

2. Location

street & number 2 Market Space not for publication
city or town Annapolis vicinity
state Maryland code _____ county _____ code _____
zip code _____

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Tavern

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Restaurant

7. Description

Architectural Classification (Enter categories from instructions)

Georgian

Materials (Enter categories from instructions)

foundation Brick

roof Asphalt Shingles

walls Brick

other _____

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
Annapolis Survey
Middleton's Tavern
Anne Arundel County, Maryland

Inventory No. AA-1817
(Page 4)

=====
Areas of Significance (Enter categories from instructions)

Architecture

Commerce

Period of Significance 1739-1754

1754-1793

1793-1826

Significant Dates ca. 1754

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
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Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas, Magnus, 1864, Reproduced, 1967.
Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.
Hopkins, G.M. Map of Annapolis, 1877.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Mayer, Frank B. 1880s Sketch of Market Place, Historic Annapolis Vertical Files, P-021-MSP-00.3
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Mame Warren Collection, 1859-1910. Record Group 985. Annapolis, Maryland: Maryland State Archives.

Merrick Archive Of Maryland Photographs. Record Group G1477. Annapolis, Maryland: Maryland State Archives.

Warren, Mame. The Annapolis I Remember Collection. Record Group SC2140. Annapolis, Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties
Annapolis Survey
Middleton's Tavern
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10. Geographical Data
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Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

Middleton's Tavern is located on Parcel 1018 on Map 32 in the Annapolis Historic District. The property comprises the entire parcel of land.

Boundary Justification (Explain why the boundaries were selected.)

The defined boundary includes the current property line that has historically been associated with the historic tavern building.

=====
11. Form Prepared By
=====

name/title Kim Williams/Architectural Historian
organization Traceries date 12/01/92
street & number 1606 20th Street, N.W. telephone (202) 232-6870
city or town Washington, D.C. state _____ zip code 20009

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12. Property Owner
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name Jerry Hardesty
street & number 2 Market Space telephone 263-3323
city or town Annapolis state MD zip code _____

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1817

Section 7 Page 1

Middleton's Tavern
name of property
Anne Arundel County, MD
county and state

=====
Prominently located on Market Place directly across from the harbor, Middleton's Tavern survives as one of the harbor's oldest buildings. Built ca. 1754, the imposing tavern is designed in a Georgian style that is oriented to face the market space and port. Despite neglect, fire damage, alterations and renovations that have been part of its history, Middleton's Tavern retains much of its original structure and currently stands in good condition.

Middleton's Tavern is today a large, two-and-one-half-story brick building covered with a gable-saltbox roof with pairs of massive end chimneys at each gable end. A set of three, regularly spaced pedimented dormers project from the front roof elevation. The tavern sits upon a raised brick foundation featuring a molded brick water table. The building is laid in a combination of header and English bond and is coated with a heavy layer of paint that obscures the detailing of the brick work.

The southwest elevation, facing Market Place, is the principal facade of the building. Framed by two brick pilasters with wooden capitals¹, this header bond elevation features seven symmetrical bays on the first and second floors. The first and second floors are separated by a brick beltcourse, interrupted at the central bay and superimposed by a sign reading "Middleton's Tavern Est. 1750".

The first floor presents a central-entry door with an alternating set of windows and doors flanking it. The central door is a six-panelled wood replacement door. On both the east and west of this central door are a single 6/6 window, a 6-panelled wood replacement door and another 6/6 window. The second floor consists of seven 9/6 windows; one central window sits directly above the central entry, while groups of three equally spaced window openings flank either side. All of these windows are set into the brick walls within molded architrave surrounds.

Three dormer windows with pediments project from the roof above the second, fourth and sixth bays. Each of these dormers has 6/6 windows and an unadorned wooden pediment. A modern, metal-framed

¹ The east elevation of Cedar Park in Anne Arundel County, built 1702, features corner pilasters similar to those seen at Middleton's. The pilasters at Cedar Park were added to the frame structure when it was encased in brick. (Donna Ware, Anne Arundel's Legacy, Anne Arundel County Office of Planning and Zoning, 1990, p.29.)

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Middleton's Tavern
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awning extends across the entire front elevation, while a modern wooden wall in front of the building creates an outdoor dining area.

The southeast end elevation, facing Randall Street, abuts a row of mid-to late 19th century, two-story brick rowhouses, one of which has been incorporated into the present restaurant building. This end elevation is laid in English bond and presents one pair of the building's large end chimneys. One of the pair is larger and is located on center at the ridge line, while the other one is placed towards the end of the saltbox roof. The larger, central chimney has a single shoulder and is laid in an English bond to the shaft; the shaft itself has been rebuilt in a stretcher bond. The smaller end chimney is similarly laid in an English bond; the shaft has also been rebuilt in a stretcher bond. Flanking the central chimney on the first floor are long and narrow segmental-arched window openings with 12/12 windows, and, on the second floor, shorter, segmental-arched openings with 9/6 windows. Two square window openings with 2/2 windows are located on either side of the chimney shaft at the attic level.

The northwest end elevation is almost identical to the southeast end: the walls are laid in English bond and two brick end chimneys are located in identical positions and have similar forms to those on the southeast elevation. Narrow window openings flanking the central chimney reduce the mass of the wall surface.

The northeast rear elevation, reached from an alleyway off of Prince George Street, is the result of a rebuilding campaign following a fire to the building in the 1970s. The rebuilt wall is covered with stucco and obscured by a jumble of exhaust fans and mechanical equipment. A set of metal stairs leads from the rear yard to the second floor kitchen of the restaurant.

The interior of Middleton's Tavern has been completely rebuilt in the past 20 years and retains none of the original details. The building suffered a serious fire in May 1970 and again in November 1973 that resulted in complete loss of interior plan and detailing. Today, the building is divided into a series of eating areas by virtue of large arched openings and other architectural motifs. The first floor of the historic tavern building consists of three distinct spaces, including two large front rooms on the east and west ends of the building and the rear bar area that includes the

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eastern rear portion of the original building as well as one of the mid-to late 19th century rowhouses.

The central entry opens onto a small vestibule that leads directly into the eastern front room or up a flight of stairs to the second floor level. This first floor front room is defined, on the southwest and southeast by the original walls of the building, and on the northeast by series of large arched openings that lead into the rear bar area. The southeast wall features the original fireplace opening with rebuilt brick and modern mantel. The lower half of the walls are covered with modern wood panelling.

The western front room is similarly dimensioned; it too has the original fireplace opening on the original northwest wall. However, no original interior details survive.

The rear bar area includes both tables and an eating bar. The walls in this informal space are covered with wood panelled wainscoting and plaster above. A molded wooden replacement cornice is found at the ceiling level. An original fireplace opening is located against the southeast wall. This room extends beyond the confines of the original tavern building and incorporates one of the row of dwellings abutting the original building. The wall between the tavern and row house has been removed creating a large open area; the remaining portion of the wall left in place as a structural pier has been encased in wood panelling.

The upstairs, reached by the central stair is one large open dining area with original fireplaces on the northwest and southeast end walls. Although the bricks appear to be hand molded and original, they have been relaid and the mantels replaced altogether.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Section 8 Page 1

Middleton's Tavern

name of property

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county and state

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A significant architectural and historical landmark that is critical to the understanding of Colonial Annapolis, Middleton's Tavern survives as one of the oldest commercial buildings in the city. Middleton's Tavern has an intriguing and complex architectural history that further advances the building's significance and makes it a critical contributor to the historic district.

Located at Market Space directly across from the harbor, Middleton's Tavern was originally built on a ship carpenter's yard. According to a deed transaction between Robert Gordon and Elizabeth Bennet in 1739, the land was described as "being part of the ground laid out for a Ship Carpenter Yard", that included a dwelling house and garden.² In 1743, Horatio Samuel Middleton rented the property from Elizabeth Bennet.³ In 1750, Elizabeth Bennet sold the property to Horatio Middleton who called the tavern "Inn for Seafaring Men." By 1754, Middleton had built a "good dwelling house" and made other improvements to the land. Based upon the architectural evidence, it appears that this new construction involved the demolition of the pre-1739 building on the site and the erection of the present building in its place.⁴

From 1750 until his death in 1770, Middleton continued to run the tavern at the same time that he operated a dry goods store in the building and built ships on the tavern lot. In addition to his involvement with the tavern, Middleton assumed control of his father's ferry service, renamed it Middleton's Ferry, and carried passengers, carriages, wagons and goods across the Bay to Rock Hall. At Horatio Middleton's death in 1770, his wife Ann took over operation of the tavern until her death four years later. A room-by-room inventory of the estate, completed in 1774, shows that the building consisted of twelve rooms, a passage, a garret and a kitchen. Another smaller house on the property contained one room,

² Liber R.D. No. 3, Folio 182, From "Final Report of Southern Urban Society, Lot Histories and Maps", Historic Annapolis Foundation, Vertical Files.

³ Annapolis A Walk Through History, p. 102.

⁴ Past theories have indicated that the pre-1739 building remained on the site and was joined to the new building by a central passage. However, no architectural evidence in the existing building survives to confirm this theory.

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a kitchen, and a pantry. Other buildings on the property were listed as a store and a meat house.⁵ The gardens extended from Prince George Street to the water.

Following Ann Middleton's death, one of the sons, Gilbert Middleton, carried on the tavern business, on and off, until 1792 when the rest of the Middleton family took Gilbert to court and put the tavern property up for sale.

Gilbert purchased the property in 1792; one year later he sold it to John Randall. Although Randall did not formally own the property until 1793, he probably leased it from Horatio Middleton's estate before then. Randall family records indicate that during this time of cloudy occupancy between 1789 and 1793, extensive work was done on the building on the site.

During Randall's ownership of the property from 1793 until his death in 1826, he not only ran a merchant business on the site, but "owned and worked a flour mill in the county, had a schooner trading between [Annapolis] and Baltimore, was collector of the port, and at one time mayor of the City. For many years he was vestryman of [St Anne's] parish...evidently a man of great energy and integrity who enjoyed the confidence of the community."⁶

Following John Randall's death in 1826, his family retained the property until 1854 when the land and improvements were sold for \$4,000.00. A series of sales and rental transactions ensued in the ten-year period from 1854 to 1864, until it was sold to Frederick Marx. The tavern building was, in 1864, known as the Marx Hotel. In 1867, Frederick Marx sold the property to William P. Myers, who rented the property to George Rost, whose widow acquired ownership of the property in 1875. That same year, it was sold to Thomas

⁵ Unpublished Report on Middleton's Tavern prepared by Constance Werner, 31 August, 1962. Historic Annapolis Foundation, Vertical Files.

⁶ Mrs. Alexander Randall to her daughter c. 1875, from manuscript transcribed by Miss Margaret Worthington, 1970 and taken from Historic Customhouse Inventory Form, Historic Annapolis Foundation, Vertical Files.

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Tydings and was used as a store and business by that family.⁷

In December 1882, Thomas Tydings died without a will, causing an Equity suit. A report of the Commission for surveying the property in Equity No. 915, 31 March 1883, defines the property's improvements as thus, "a large two story brick building used as a store and dwelling located on Market Space and a small two story dwelling adjoining located on Randall Street, valued at \$4,600.00."⁸

Having served as a tavern continuously for over 100 years, the tavern building finally fell into disuse. The Sanborn Insurance Map of 1885 indicates that the structure, with its central passage and projecting portico, were vacant. By 1891, both sides of the building served as a saloon; from 1897 until 1908, one side of the building served as a saloon, while the other side was occupied by a meat market, known at one time as People's Meat Market.⁹

During the first part of this century, the building served both residential and commercial uses. In 1910, the building was used exclusively as a dwelling and was occupied by Samuel J. Martin, a Naval Academy employee, and his wife, Alice R. Martin.¹⁰ In 1938, the property was transferred in its entirety from the Annapolis Mortgage Company to Nicholas J. Mandris for one-half ownership, and to Cleo Apostle for the other one-half ownership. The building continued to have dual ownership and serve dual purposes until it

⁷ The Historic Customhouse Inventory Form.

⁸ Equity Liber S.H. No. 14, Folio 236, from Final Report of Southern Urban Society, Lot Histories and Maps, 1969, NEH Grant # H69-0-178, Historic Annapolis Foundation.

⁹ Sanborn Fire Insurance Map, 1897; Historic Photograph, n.d. M.E. Warren, #214, Historic Annapolis, Vertical Files. The map indicates that the two sides of the building had different uses. The historic photograph shows signage on the northwestern side of the building indicating that it served as a meat market, called "People's Meat Market," while an awning over the southeastern side indicates it was in use, but provides no further clue to its commercial function.

¹⁰ U.S. Census, 1910.

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Middleton's Tavern
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was leased by Bernard and Joseph Hardesty in 1968, restored and named Middleton's Tavern.

In May of 1970, a fire gutted the interior of the building. Three years later, in 1973, another fire heavily damaged the structure. The building has since been renovated, and while the exterior remains intact, none of the interior is original.

Despite these major alterations, the building survives as an excellent example of commercial Colonial architecture in Annapolis. Its mid-18th century date of construction, the building's overall massing and detail, including the side pilasters, saltbox roof and use of header bond brick work, are significant architectural traits of Colonial-era construction that make the building one of the most important contributors to the Annapolis Historic District.

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=====

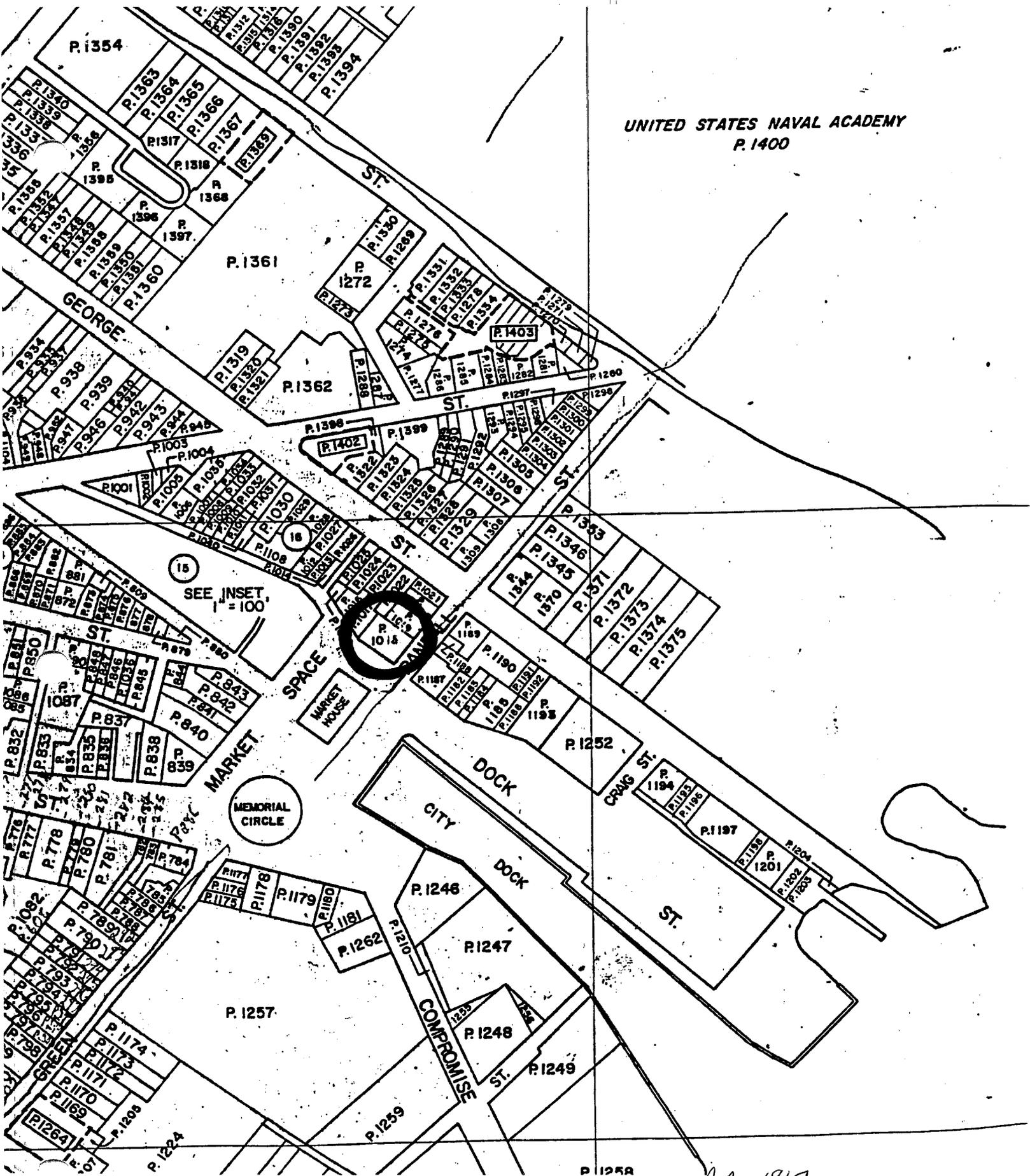
Historic Period Theme(s): Architecture, Landscape Architecture
& Community Planning
Economic (Commercial and Industrial)
Social/Education/Cultural
Transportation

Geographic Organization: Western Shore

Chronological/Development Period: Contact and Settlement Period

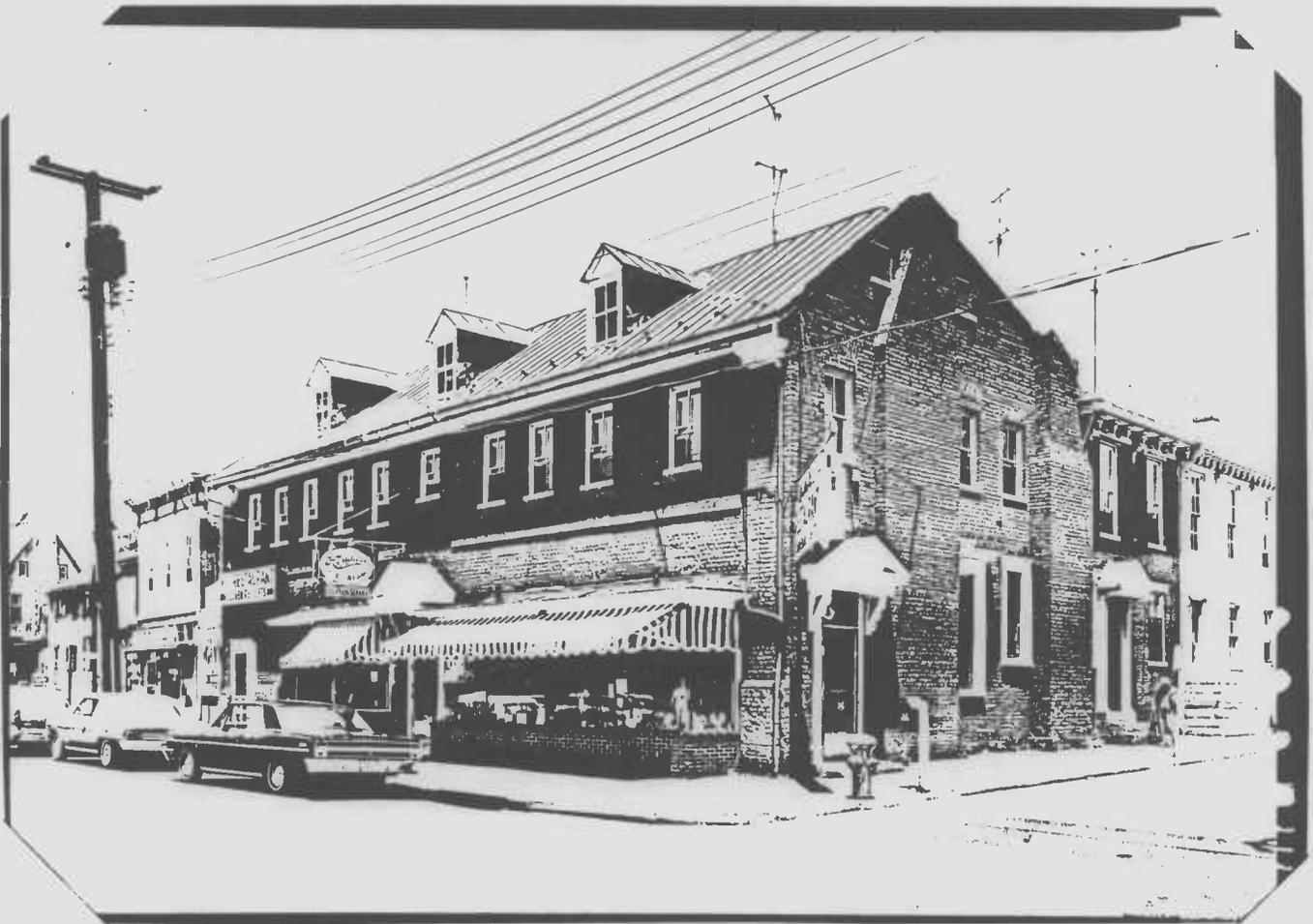
Resource Type: Standing Structure

UNITED STATES NAVAL ACADEMY
P. 1400



City of Annapolis
Property Tax Map Number 32
Maryland Department of Assessments and Taxation
Revised 1991
Scale: 1"=200'

AA-1817



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS NO. MD 28-2

HABS
MD,
2-ANNA,
28-3

AA-1817

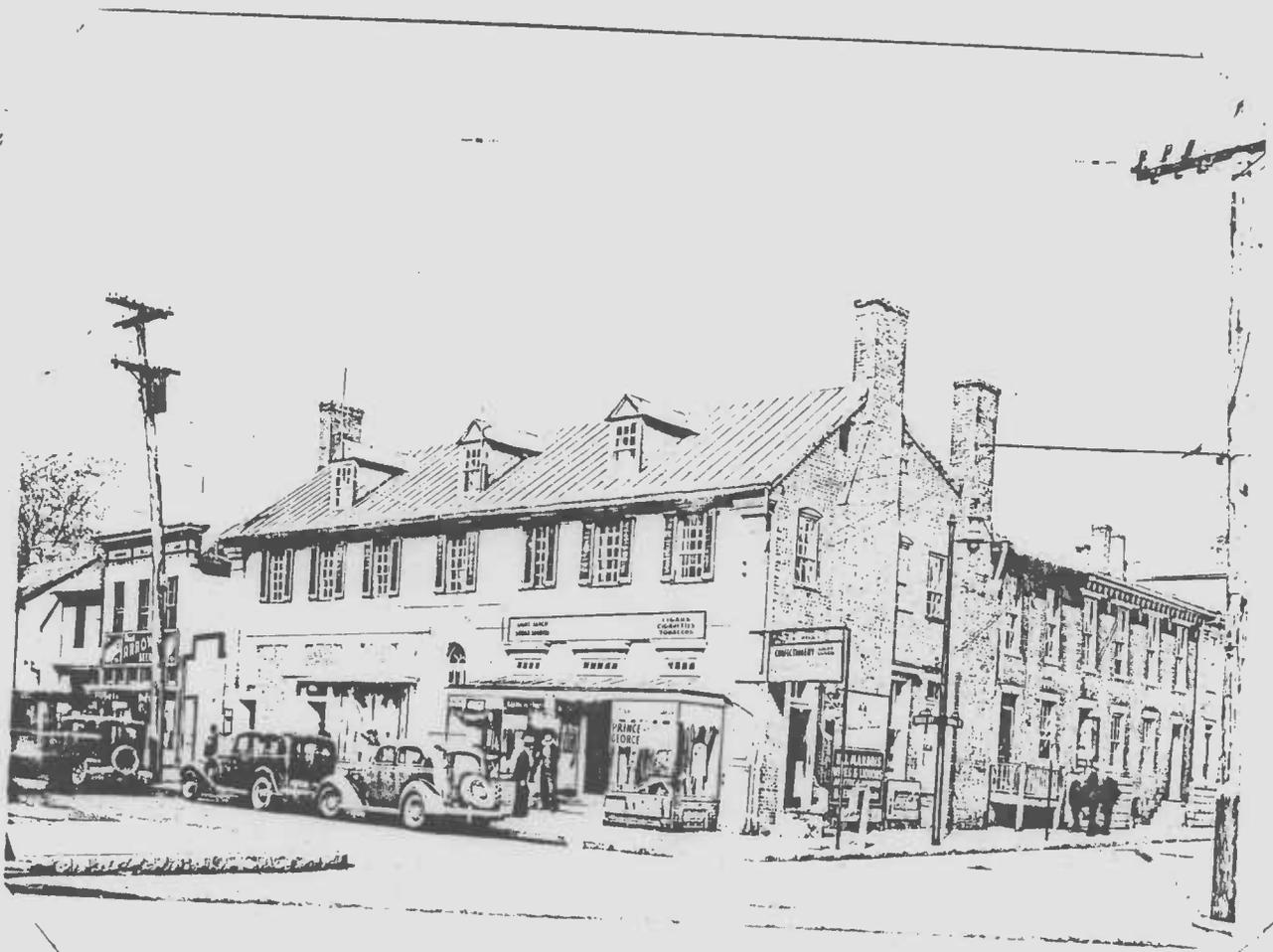
AA-1817

Old Inn North West Corner Dock & Randall Sts. Annapolis, Maryland

F. H. ...
M.D.

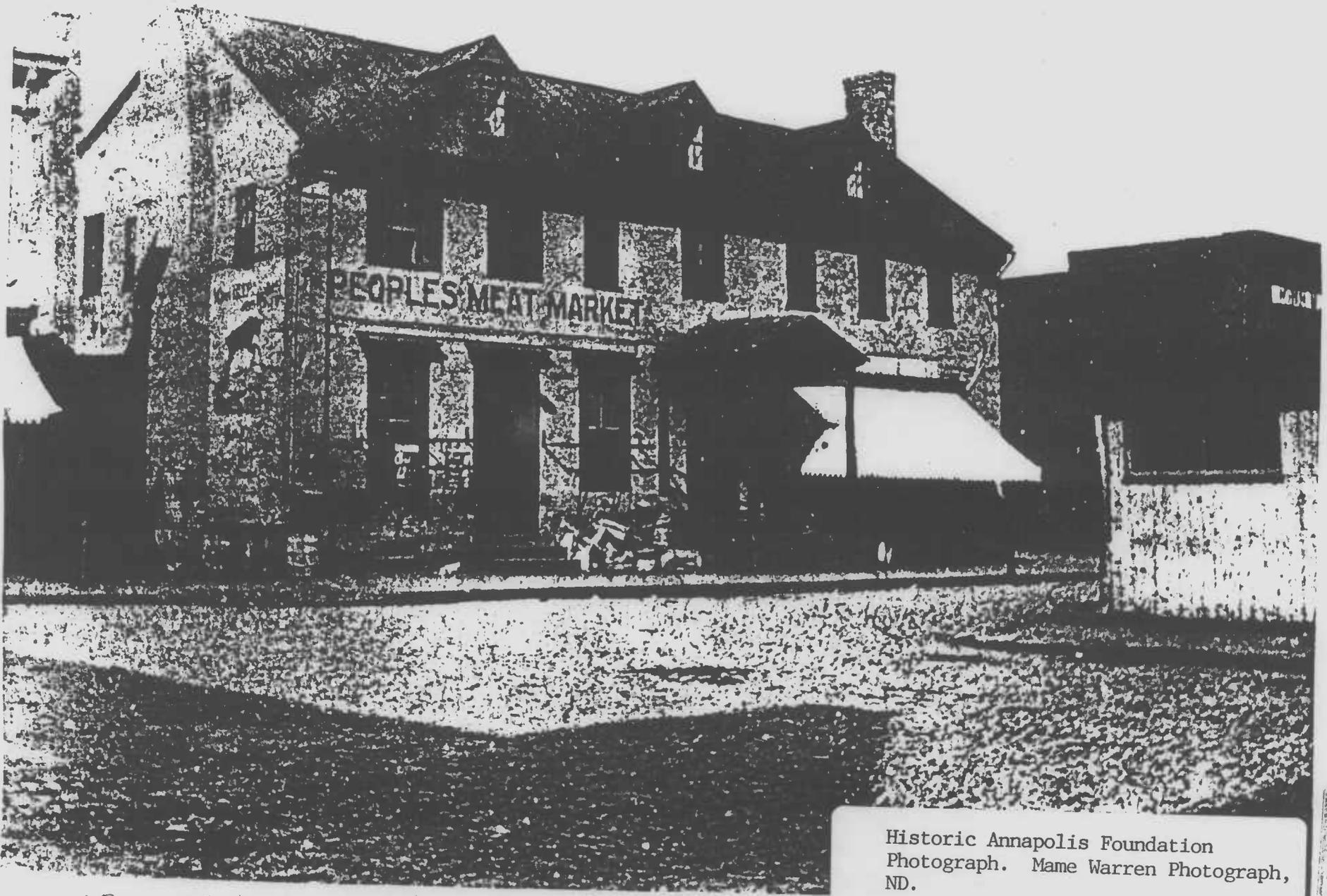
2 April

1933



Historic American Buildings Survey
E. H. Pickering, Photographer

November 1933



nd? ME Warren # 244

Historic Annapolis Foundation
Photograph. Mame Warren Photograph,
ND.



AA-1817



AA-1817

Historic Annapolis Foundation
Photograph. Mame Warren Photograph,
Circa 1940's



nd?

P-021-MSP-002.2

Historic Annapolis Foundation
Photograph, ND.



AA-1817



SALOON

MIDDLETON TAVERN 1754

AA-1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

View looking south

17



BOSTON TAVERN EST. 1750

MIDDLETON

AA 1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

View looking north.

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MIDDLETON

AA-1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

South elevation

37



AA-1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

East Elevation

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AA-1317

Middleton's Tavern

Anne Arundel, MD

facies

December 1992

Maryland SHPO

Interior view of 2nd floor fireplace in southwest room

517



AA-1817

Middleton's Tavern

Anne Arundel, MS

Series

December 1992

Highland SHPO

Interior view of Southwest corner room

6/7



AA-1817

Middleton's Tavern

Anne Arundel, MD

Series

December 1992

Maryland SHPO

Interior view of northwest room

7/7

Easement

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1817</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: <u>Restaurant</u>
ORIGINAL USE: <u>Tavern</u>
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: <u>Georgian</u>
DATE BUILT: <u>c.1760</u>

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>2-4 Market Space</u>
COMMON NAME: <u>Middleton's Tavern</u>
FUNCTIONAL TYPE: <u>Res Map 32 Par 529</u>
OWNER: <u>Cleo & Mary Apostol</u>
ADDRESS: <u>79 Franklin Street</u> <u>Annapolis, MD 21401</u>
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local () State (X) ^{HABS} National () <input checked="" type="radio"/>

GENERAL DESCRIPTION:

Structural System

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

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

Roof Style: Gable () 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: 7

Approximate Dimensions: 42 x 35

Entrance Location: Centered

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
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AA-1817

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massive end wall chimneys, three pedimented dormers, full height pilaster strips with Doric caps, brick cornice, elliptical arched windows at second floor, first floor recently restored.

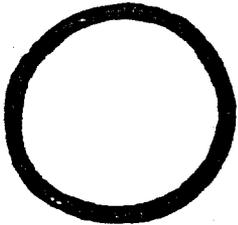
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important historically as well as architecturally, critical to Market Space, Middleton's Tavern is one of the most important commercial structures in the city.

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:

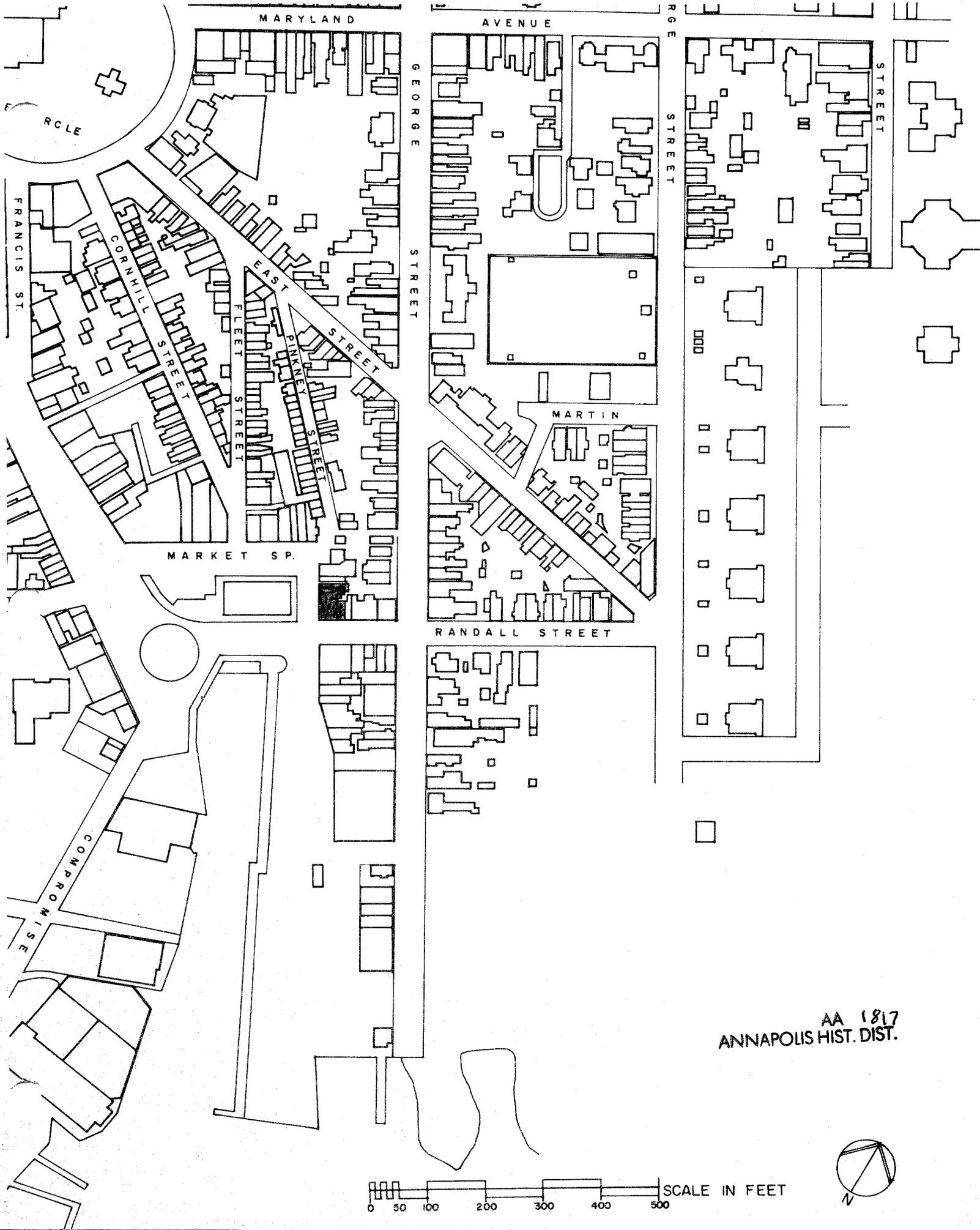
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



MARYLAND

AVENUE

GEORGE STREET

GEORGE STREET

STREET

RCLE

FRANCIS ST.

CORN HILL STREET

FLEET STREET

EAST STREET

PINKNEY STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPROMISE

AA 1817
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





2-4 Mkt Space

AA1817

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



2-4 Market Space AA 1817
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing sw