Capsule Summary for 37-39 Maryland Avenue
AA-25

Located on the south side of Maryland Avenue, approximately 70-feet east of Prince George Street, the building at 37-39 Maryland Avenue was constructed by Charles G. Zimmerman. Built between the years 1858 and 1877, the three-story frame building was constructed originally as a two-story dwelling. The property was originally part of the large tract of land associated with the Hammond-Harwood house. In the late 19th century, this tract of land was subdivided and built upon with both residential and commercial buildings. The building located at 37-39 Maryland Avenue was one of the first residential structures constructed on the southwest side of Maryland Avenue and is a good illustration of the development of a residential neighborhood to a commercial/residential neighborhood.

Built in the vernacular mode, 37-39 Maryland Avenue is a three-story, three-bay frame building with a first floor storefront and a false mansard roof addition with dormer windows (forming the third story). Originally rectangular in plan, the building is set upon a brick foundation and its frame structure is now clad with asbestos shingles on the walls and decorative square and fishscale wood shingles on the roof. The western side addition, also of wood frame construction, is recessed from the original building on the upper floors, but features a first floor store front at street level which is flush with the storefront of the original structure. A series of two-and one-story shed-roof additions extend from the original rear elevation of the building.

MARYLAND HISTORICAL TRUST Inventory No. AA-25
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

1. Name of Property

historic name _____
other names 37-39 Maryland Avenue

2. Location

street & number 37-39 Maryland Avenue not for publication ___
city or town Annapolis vicinity ___
state Maryland code ____ county Anne Arundel code ___
zip code 21401

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- X private
- ____ public-local
- ____ public-State
- ____ public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
1	____	buildings
____	____	sites
____	____	structures
____	____	objects
1	____	Total

Is this property listed in the National Register?
Yes X Name of Listing Annapolis Historic District
No ____

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
Residential	Dwelling
Commercial/Residential	Store/apartment

Current Functions (Enter categories from instructions)

Cat:	Sub:
Commercial/Residential	Store/Apartment

7. Description

Architectural Classification (Enter categories from instructions)
Vernacular

Materials (Enter categories from instructions)
foundation Brick
roof Standing Seam Metal
walls Asbestos Shingles/Wood Shingles
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.

__X__ 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.

==========

Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance 1858-1877

Significant Dates 1858-1877

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

==========

9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore: Gateway Press, Inc., 1979.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

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, 1878.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

City Directories

Mullin-Kille and Capital-Gazette City Directories of Annapolis, MD. Ohio: Mullin-Kille; Evening Capital; and the Maryland Gazette, 1949.

Polk's City Directories of Annapolis, MD. New York: R.L. Polk and Co., 1928, 1954.

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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.)

The property designated 37-39 Maryland Avenue occupies the entire Parcel 1335 on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging to Jeremiah T. Chase, and his family, and has been associated with the property since the construction of the of the building between 1858 and 1877.

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11. Form Prepared By

==========

name/title Laura Trieschmann & Kim Williams
organization Traceries date Dec. 19, 1993
street & number 5420 Western Avenue telephone (301) 656-5283
city or town Chevy Chase state MD zip code 20815

==========

12. Property Owner

==========

name Mary L. Kopicki
street & number 388 Grinstead Road telephone
city or town Severna Park state MD zip code 21146

==========

Constructed between 1858 and 1877, 37-39 Maryland Avenue was originally constructed as a two-story dwelling. Between 1908 and 1913, the dwelling was enlarged to three stories and by 1924 it had been converted into a combination store/apartment. At the same time that the building was raised to three stories, a single-story shed-roof addition was made to the building. In subsequent phases throughout the mid-20th century, several further shed additions were made, giving the building its additive plan today. As a result of these myriad additions, the building actually presents two storefronts to Maryland Avenue, one with the address 37 Maryland Avenue, the other 39 Maryland Avenue. The building is attached on the eastern side to 33-35 Maryland Avenue, and separated on the western side by approximately eight inches from the Maryland Avenue Methodist Episcopal Church at the corner of Prince George Street and Maryland Avenue.

Built in the vernacular mode, 37-39 Maryland Avenue is a three-story, three-bay frame building with a first floor storefront and a false mansard roof addition with dormer windows (forming the third story). Originally rectangular in plan, the building is set upon a brick foundation and its frame structure is now clad with asbestos shingles on the walls and decorative square and fishscale wood shingles on the roof. The western side addition, also of wood frame construction, is recessed from the original building on the upper floors, but features a first floor store front at street level which is flush with the storefront of the original structure. A series of two-and one-story shed-roof additions extend from the original rear elevation of the building.

The front elevation consists of the original, three-bay facade of 37 Maryland Avenue, as well as the western side addition now designated 39 Maryland Avenue. The original elevation is characterized, on the first floor, by a plate-glass show window on the eastern half of the facade and two doors, recessed from the window and located next to one another on the western half. One door leads to the first floor store, the other to the second floor apartment. The front of the show window features a single-pane plate glass window on the front, and another narrower pane on the side. The door leading into the store is a wood and glass replacement door. A wood and glass replacement door also leads to the apartment. A narrow shed roof, covered with asphalt shingles projects from the facade of the building immediately above the storefront. The second floor is defined by the regularly-spaced group of three windows (although regularly spaced, the windows are not exactly equidistant from one another or the end of the facade).

These windows, all 1/1, are surrounded by plain wooden architraves with a projecting flat cornice. Projecting from the top of the original building is a boxed wood cornice with a gutter above. Placed atop the original flat (or sloped) roof is the 1908-1913 false mansard roof addition. This rooftop addition, with its two dormer windows, provides for a full third story. The 1/1 dormer windows have pedimented surrounds and project from the nearly vertical mansard roof. The front elevation of the roof is clad with wood shingles in alternating patterns of square and fishscale shapes.

Abutting the original three-bay building to the west, is the three-story frame side addition covered with asbestos shingles. The addition first appears as a one-story, one-bay shed addition on the 1913 Sanborn map. Between 1921 and 1930, another bay is added to it, filling in the narrow open space between the original building and the church. These two, long and narrow additions are identified as separate stores on the 1930 Sanborn map. Sometime after 1954, the second and third floors were added to this side addition, and the current storefront was built. Today, this side addition is characterized by a storefront on the first floor and a wrought iron porch covered with a metal awning-like roof on the second floor.

The first floor storefront of the side addition consists of a central entry door flanked by polygonal plateglass show windows raised upon wood panels. The central door is a wood and glass door with a large central glass pane surrounded by the wood architrave. Above the first floor storefront is an awning with the name of the store, La Petite Galerie, printed on its front. Above the awning and set upon the flat roof of the original single-story side addition, is a wrought iron porch. The metal porch roof is supported by wrought iron columns. The two-story addition atop the single-story side wing is recessed from the roof of the porch; its frame walls, covered with asbestos shingles, have a pair of 2/2 windows with molded architrave surrounds.

The rear of the building is a complex series of additions to the original two-story building. The first addition to be made to the building was a single-story rear shed, appended to the rear corner of the building around the turn of the century. Between 1908 and 1913, at the same time the side addition was made, the rear shed was raised to two stories. Between 1921 and 1930, when the second side addition was made, another single-story rear addition was

built around the already existing two-story rear shed. After 1954, the one-story side addition (built in two campaigns) was partially raised to three stories. From the rear of the building, parts of all of these frame additions are visible, and all are clad with asbestos shingles. The rear of the original three-bay elevation has three 6/6 windows on the second floor and two 1/1 windows on the first floor. The third floor of the side addition has one 6/6 window and one 1/1 window on this upper level. No windows are located on the first floor, as this side wing was built to abut the pre-existing two-story rear shed-roof addition. The rear elevation of this two-story rear wing has two 6/6 windows; the first floor windows were covered by the final addition, the wrap-around single-story rear addition. The rear wall of this one-story addition features three doors, each one approached by a set of concrete steps. Both end doors have 1/1 windows next to them, while the center door has a transom light above it and no window next to it.

The interior of the building contains two separate commercial spaces. The space located at 37 Maryland Avenue was renovated in the 1980s to include an acoustical tile ceiling with track lighting, square edged baseboards with a quadrant bead, and interior dividing walls creating private cubicles. The space located at 39 Maryland Avenue consists of one large narrow room, presently used for display purposes. The room consists of a drywall ceiling, square edged trim, and an ogee crown molding. Two large pilasters are located at the rear of the room, surrounding an arched opening that leads to the kitchen and a smaller display room. An exterior door is located at the southern corner of the kitchen, leading to the backyard.

Located on the south side of Maryland Avenue, approximately 70-feet east of Prince George Street, the building at 37-39 Maryland Avenue was constructed by Charles G. Zimmerman. Built between the years 1858 and 1877, the three-story frame building was constructed originally as a two-story dwelling. The property was originally part of the large tract of land associated with the Hammond-Harwood house. In the late 19th century, this tract of land was subdivided and built upon with both residential and commercial buildings. The building located at 37-39 Maryland Avenue was one of the first residential structures constructed on the southwest side of Maryland Avenue and is a good illustration of the development of a commercial/residential neighborhood from its 18th century origins as a large prominent estate.

Designated as Lot 91 on the Stoddert Map of 1718, the property located at 37-39 Maryland Avenue was one of the first parcels of the Hammond-Harwood estate to be subdivided. Historically the estate belonged to Mathias Hammond, who in 1774 began to construct a large house at what is now 19 Maryland Avenue. Hammond's Square, stretching from King George Street to Prince George Street and down to William Paca's wall on the east, was one of the largest single holdings in town. Mathias Hammond never lived in the house, which was completed in 1776. Upon his death the property was willed to his nephews, who sold it in 1810 to Ninan Pinkney, Sr. Pinkney in turn sold the house and land to Judge Jeremiah Townley Chase in 1811.[1]

Judge Chase gave the house to his daughter Frances Townley Chase Loockerman, who lived there with her family until her death in 1857. It was inherited by her son, Townley Chase Loockerman. According to an Equity Case dated 1863, as well as a 1865 deed of conveyance, Townley C. Loockerman was declared a "lunatic" and therefore, unable to handle his own affairs.[2] Acting as trustees, Hester Anne Loockerman and her husband, William Harwood, began to subdivide and sell the property in the early 1860s. In 1865, the Harwoods conveyed the lot at a public sale to Charles G. Zimmerman, who constructed the two-story frame dwelling located at 37 Maryland

[1]Liber WSG 1 Folio 141

[2]Equity GEG 1 Folio 853; Liber NHG 13 Folio 446

Avenue.[3]

Charles G. Zimmerman was born in 1831 in Hesse-Cassel, Germany, to Charles and Augusta Zimmerman. He married Herminia Zimmerman following the death of his first wife Elizabeth Gesner in 1880. Zimmerman was a musician in the band of the United States Naval Academy. Charles A. Zimmerman, the son of Charles G. Zimmerman, was the band leader for the United States Navy Academy and arranged the march "Anchors Away."[4]

Upon the death of Charles G. Zimmerman, Herminia and her son John, inherited the two-story dwelling located at 37 Maryland Avenue.[5] Herminia remained in the dwelling until her death in 1911, at which time her son John received full ownership of the property.[6] John S. M. Zimmerman, and his wife Emma, lived in the District of Columbia at the time of Herminia's death, and immediately conveyed it to Emily and James Murdock.[7] James Murdock, who owned numerous properties on Maryland Avenue, was born in 1845 and worked as a merchant. During the ownership of the Murdocks, the two-story dwelling was renovated to include a third-story within a mansard roof. A one-story side porch was constructed on the west elevation and a second-story was added to the rear ell.

In 1924, Emily Murdock, now a widow, sold the dwelling to Harry Koolage.[8] According to the Sanborn Maps of 1921 and 1930, renovations were conducted that altered the use from a dwelling to a commercial/residential building. The building now contained a one-story addition on the west elevation, at 39 Maryland Avenue, and an addition on the rear elevation. According to the City

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[3]The deed of conveyance from Harwood to Zimmerman does not mention a building, Liber NHG 13 Folio 466. The building does not appear on the 1858 Sachse Map of Annapolis, but does appear on the 1877 Southern Map.

[4]Robert Harry McIntire. Annapolis Maryland Families. (Baltimore: gateway Press, Inc., 1979), p. 792.

[5]Will Liber JWB 1 Folio 19

[6]Will Liber BRD 1 Folio 340

[7]Liber GW 86 Folio 43

[8]Liber WNW 92 Folio 381

Directories of 1928-1929, the building was occupied by Harry Koolage and H.S. Maus, tailors, Meade Studio photographs, and Scala and Co. Grocery. Mrs. Minnie Moore, a confectioner, lived in the apartment on the upper floors. By 1935, Harry N. Koolage defaulted on his mortgage to the Annapolis Banking and Trust Company. William J. McWilliams was assigned as trustee to sell the property.[9] It was finally conveyed in 1943 to Schamyl and Isabella M. Cochran for $8050.00.[10] The 1949 City Directories stated that 37 Maryland Avenue was vacant, while the Powder Puff Beauty Salon and the Eulalias Swedish Massage Salon occupied 39 Maryland Avenue. In 1954, the building was occupied by the Maryland Avenue Shop, women's clothing, and the Swap Shop Antiques.

In 1966, the Last Will and Testament of Isabella M. Cochran, now a widow, stated that the property was to be sold by the Maryland National Bank and Ina Walker Hubard. The Co-trustees conveyed the building in 1982 to Warren Offutt.[11] Over the next four years, 37-39 Maryland Avenue was conveyed numerous times, until it was finally sold in 1986 to Mary Louise Kopicki by Henry and Ann Dewitt and Ann Burroughs.[12] Mary Louise Kopicki currently owns the property and maintains an art gallery at 39 Maryland Avenue. A beauty salon is currently leasing the commercial space located at 37 Maryland Avenue, while the upper floors contains two private apartments.

[9]Liber FAM 143 Folio 142

[10]Liber JHH 276 Folio 158

[11]Liber 3522 Folio 273

[12]Liber 4324 Folio 537

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY Inventory No. AA-25
CONTINUATION SHEET

37-39 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

==========

Historic Period Theme: Architecture, Landscape Architecture and Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Agricultural-Industrial Transition, 1815-1870

Industrial/Urban Dominance, 1870-1930

Resource Type(s): Standing Structure

37-39 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

==========

Chain of Title for 37-39 Maryland Avenue:

Pre 1774: The property designated at Lot 91 was owned by Mathias Hammond.

1783: Lease to James Nourse by Hammond

1786: Will of Mathias Hammond conveyed property to nephews, John and Philip Hammond

1789: John Hammond conveyed half share to brother, Philip Hammond
Liber NH 5 Folio 122

1810: Philip Hammond to Ninan Pinkney
Liber NH 15 Folio 619

1811: Ninan Pinkney to Judge Jeremiah Townley Chase
Liber WSG 1 Folio 141

1853: Chase to Townley C. Loockerman

1865: William and Hester Anne Loockerman Harwood, Trustees for Townley C. Loockerman, a lunatic, to Charles G. Zimmerman
Equity GEG 1 Folio 853
Liber NHG 13 Folio 446

1885: Charles G. Zimmerman to Herminia H. C. Zimmerman and son, John Zimmerman.
Will Liber JWB 1 Folio 19

1911: Herminia H. C. Zimmerman, her half share to son, John Zimmerman
Will Liber BRD 1 Folio 340

37-39 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

==========

1911: John S. M. and Emma W. Zimmerman, of the District of Columbia, to Emily and James Murdock
Liber GW 86 Folio 43

1924: Emily Murdock, widow to Harry Koolage
Liber WNW 92 Folio 381

1935: Harry N. and Dorothy C. Koolage default on mortgage. William J. McWilliams assignee for Annapolis Banking and Trust Company.
Liber FAM 143 Folio 142

1943: William J. McWilliams assignee for Annapolis Banking and Trust Company, to Schamyl and Isabella M. Cochran.
Liber JHH 276 Folio 158

1966: Last Will and Testament of Isabella M. Cochran, widow, stated property to be sold by Maryland National Bank and Ina Walker Hubard
Estate Number 12,715

1982: Ina Walker Hubard and the Maryland National Bank to Warren Offutt
Liber 3522 Folio 273

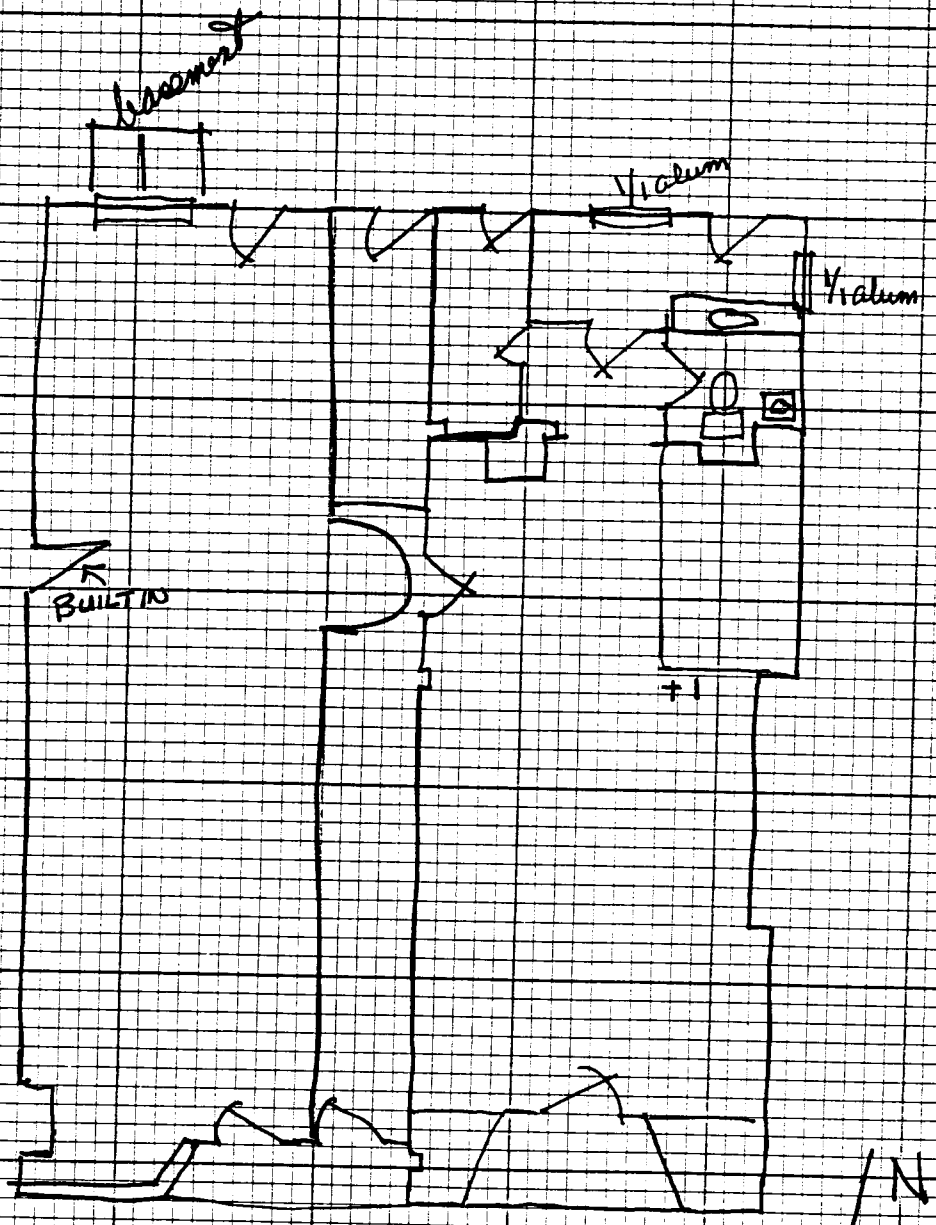
1983: Warren L. and Carol Offut to John J. Taylor and Nicholas Kallie
Liber 3617 Folio 682

1984: John J. Taylor to Nicholas J. and Jody L. Kallie

1985: Nicholas J. and Jody L. Kallie to Henry and Ann DeWitt and Ann Burroughs
Liber 4209 Folio 609

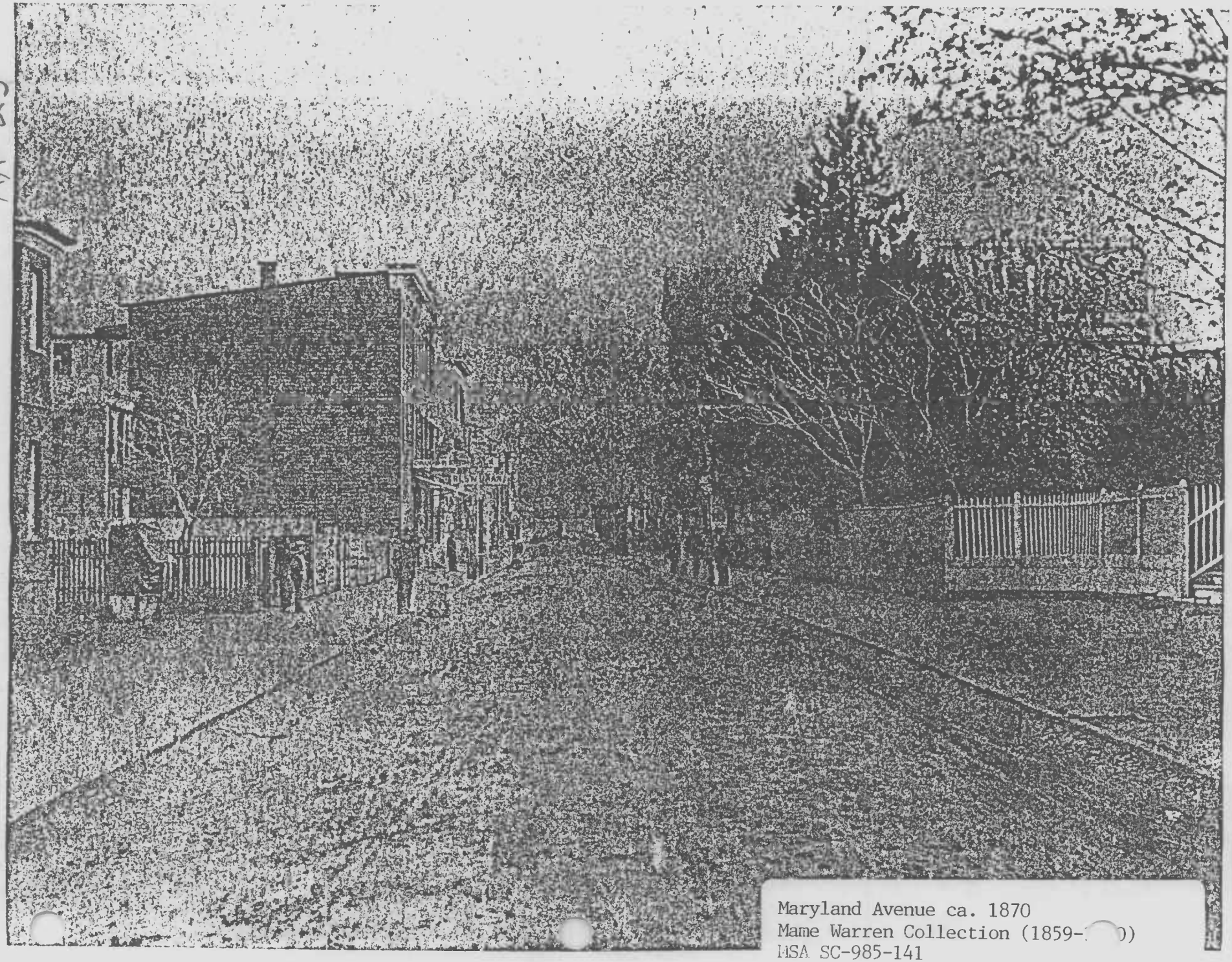
1986: Henry and Ann DeWitt and Ann Burroughs to Mary Louise Kopicki
Liber 4324 Folio 537

AA-2.5

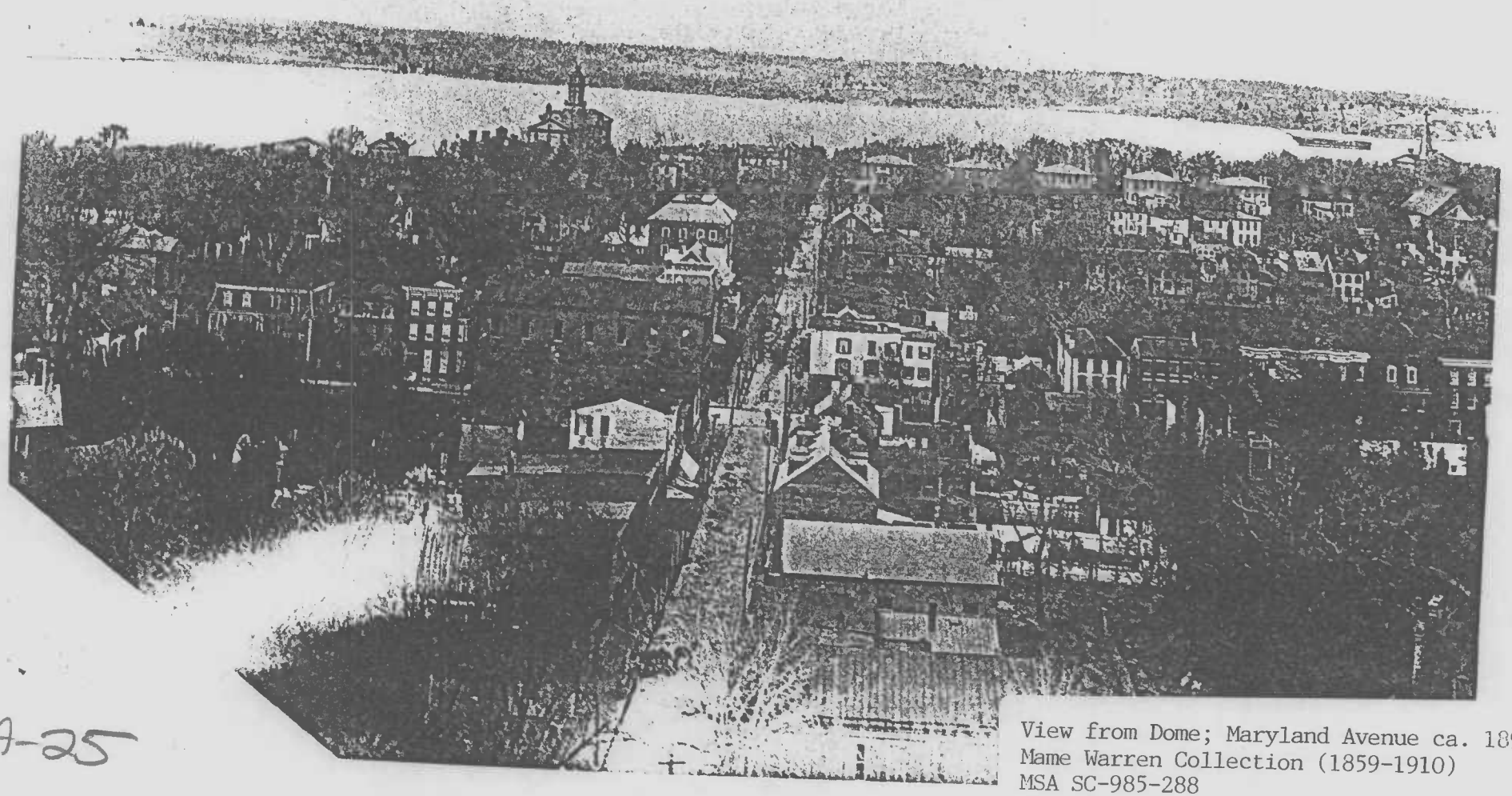


39 MARYLAND AV
1ST FLOOR

AA-25

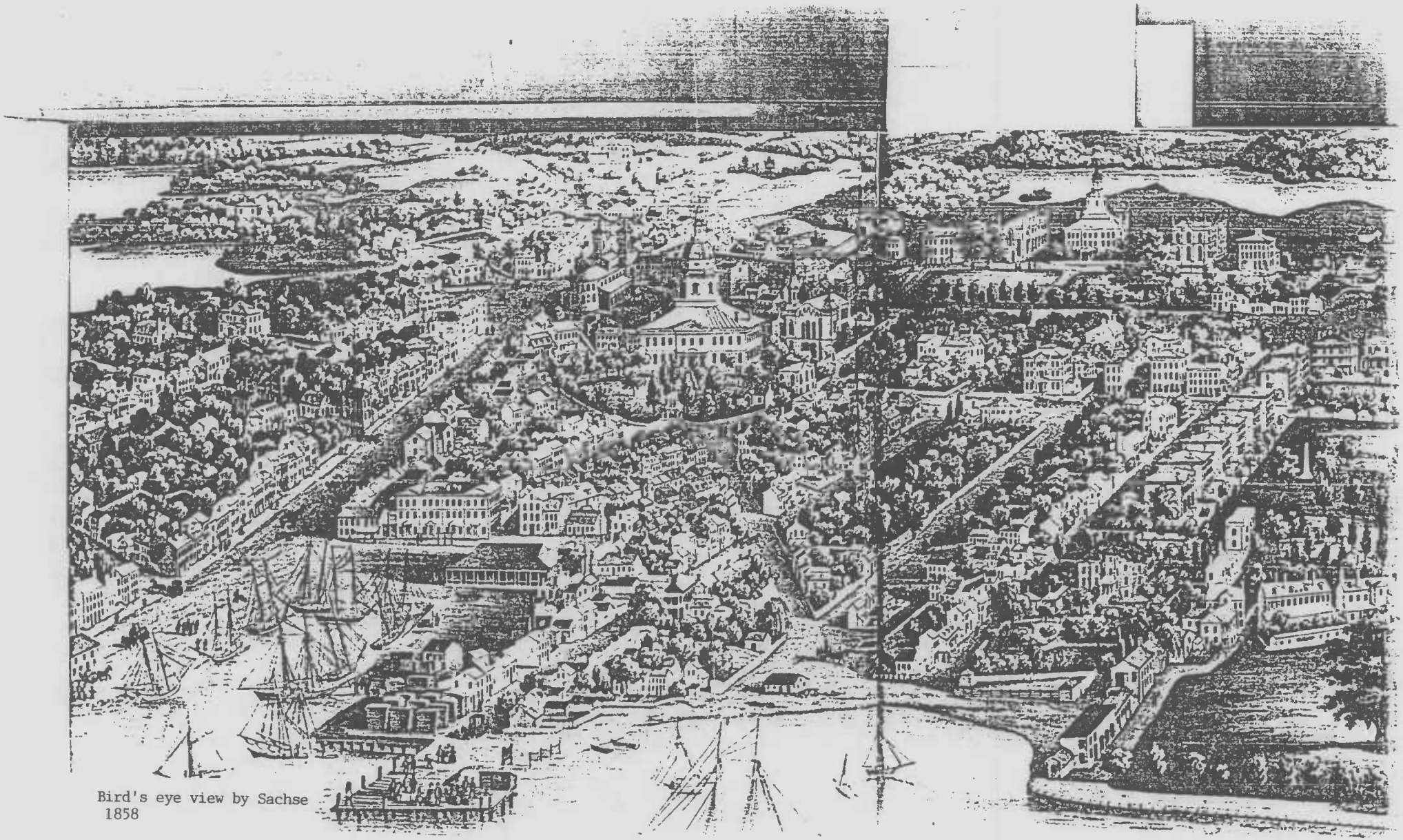


Maryland Avenue ca. 1870
Mame Warren Collection (1859-[illegible])
MSA SC-985-141



AA-25

View from Dome; Maryland Avenue ca. 1890
Mame Warren Collection (1859-1910)
MSA SC-985-288



Bird's eye view by Sachse
1858

AA-25

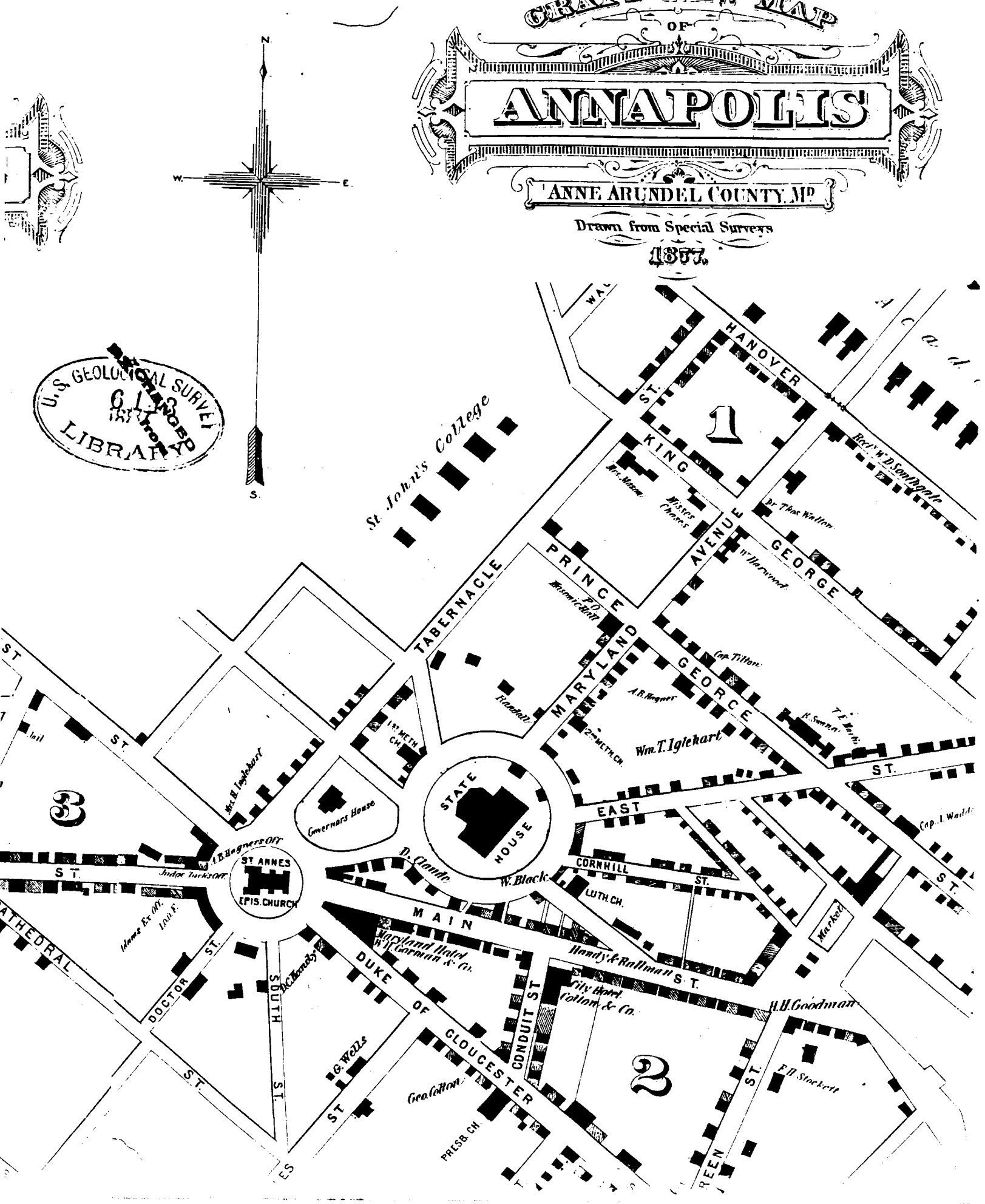
AA-25

GRAY'S NEW MAP OF ANNAPOLIS

ANNE ARUNDEL COUNTY, Md.

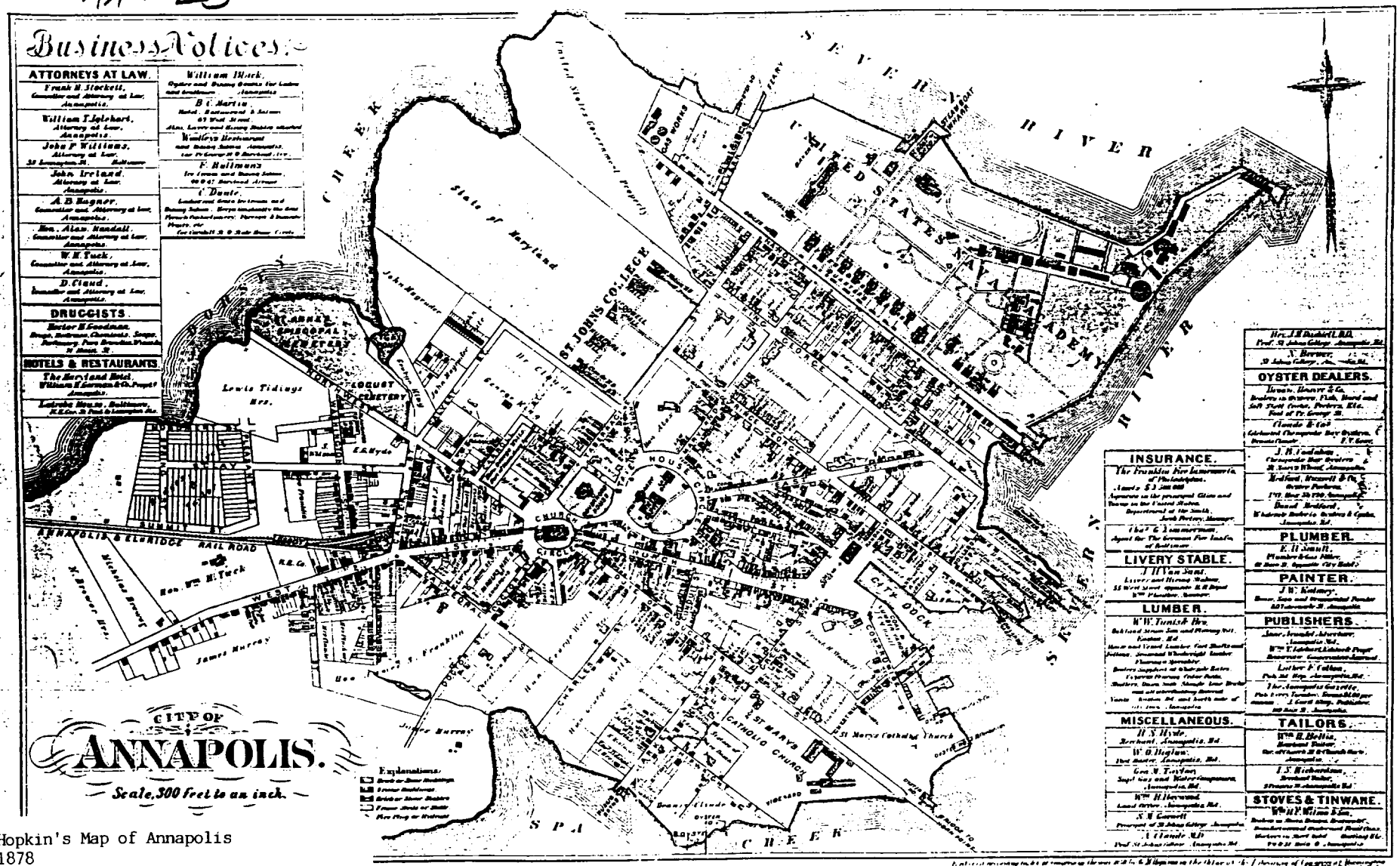
Drawn from Special Surveys

1877.



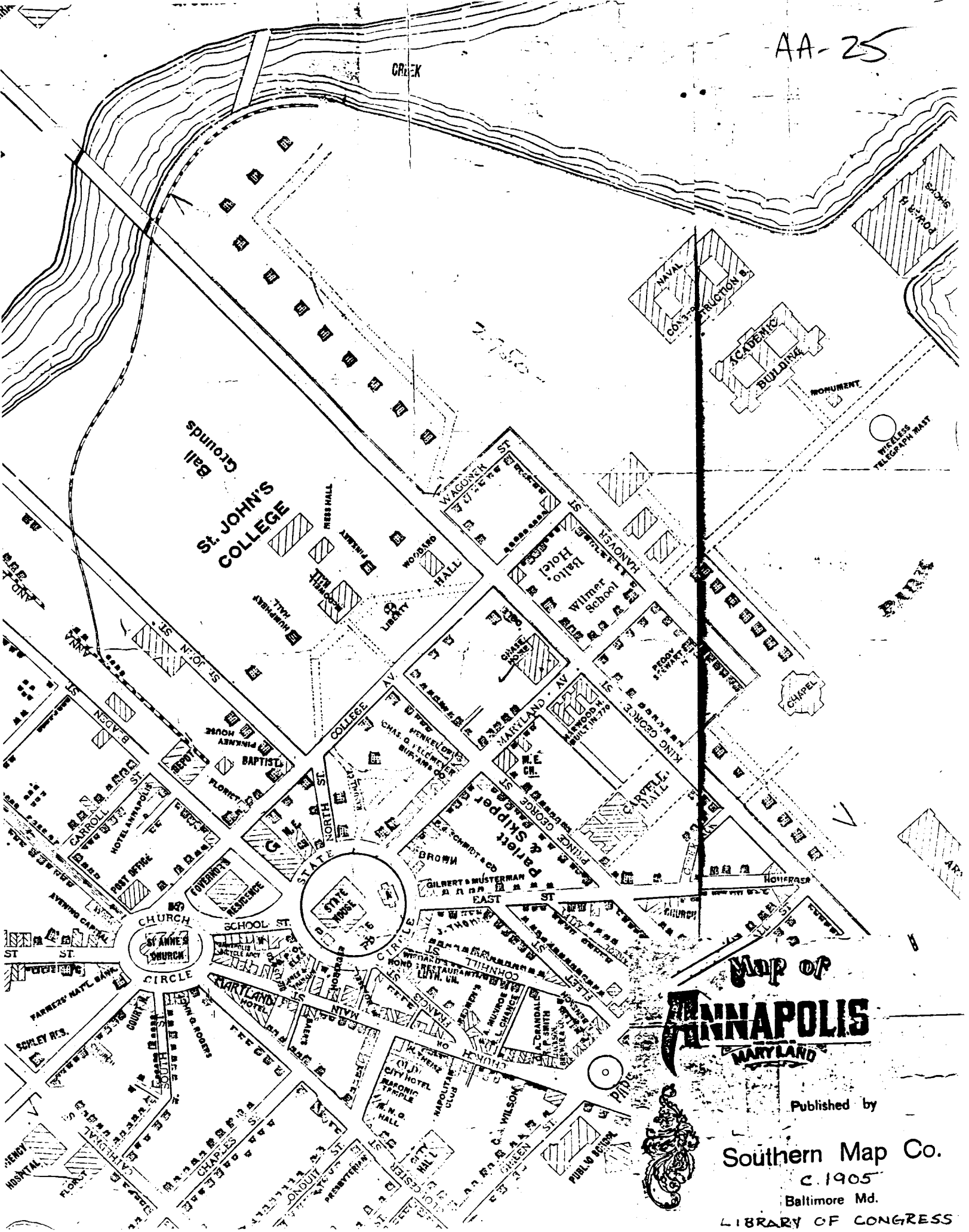
U.S. GEOLOGICAL SURVEY LIBRARY

AA-25



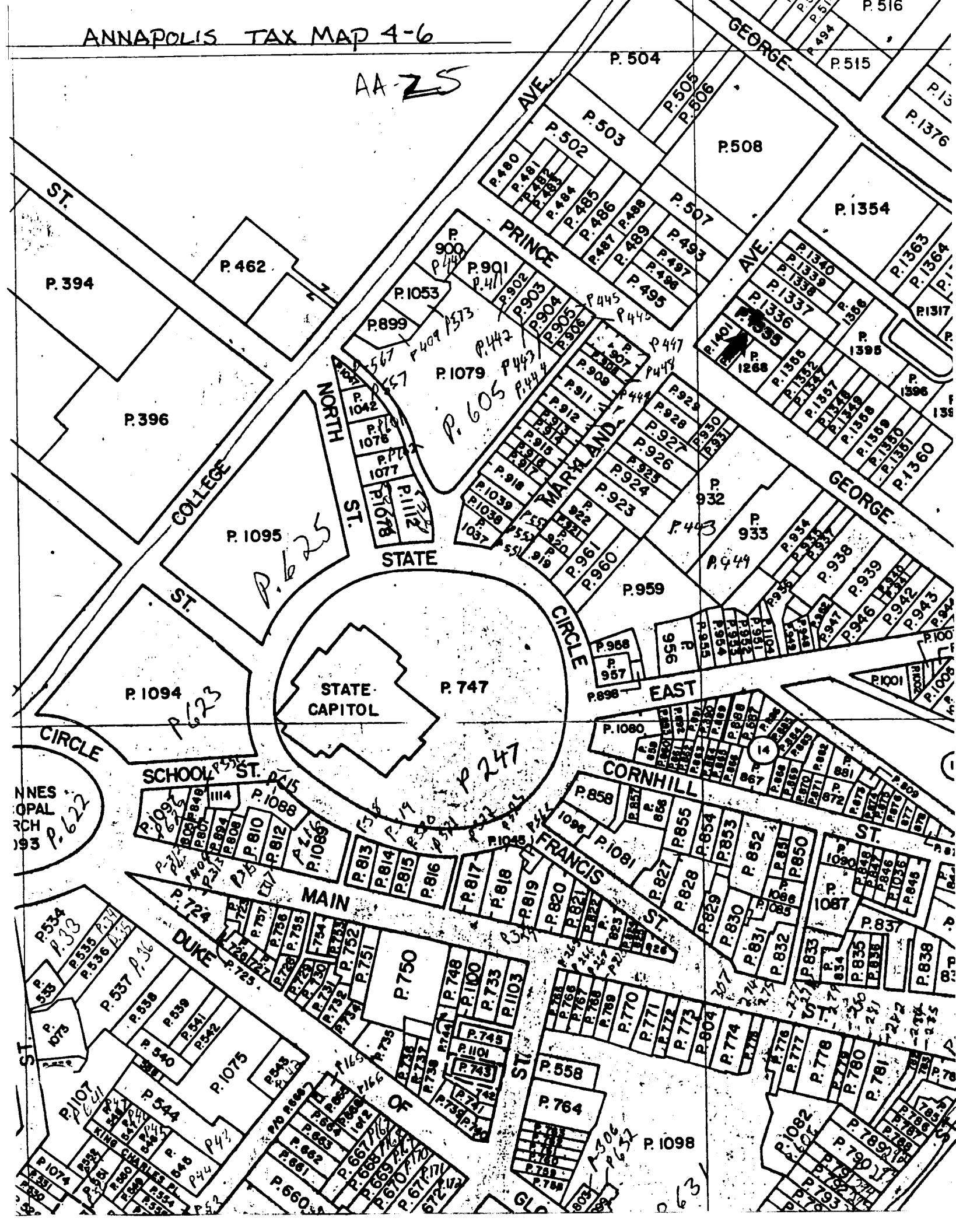
Hopkin's Map of Annapolis
1878

Maryland Hall of Records


AA-25
CREEK
Ball Grounds
St. JOHN'S COLLEGE
MESS HALL
PINKNEY
WOODARD HALL
HUMPHREY HALL
LIBERTY
WAGONER ST
HANOVER ST
Balto. Hotel
Wilmer School
NAVAL CONSTRUCTION B.
ACADEMIC BUILDING
MONUMENT
WIRELESS TELEGRAPH MAST
PARK
CHAPEL
ST. JOHN ST.
ANNA ST.
BLADEN ST.
COLLEGE AV.
MARYLAND AV.
KING GEORGE ST.
PINKNEY HOUSE
BAPTIST
DEPOT
FLORIST
CARROLL ST.
HOTEL ANNAPOLIS
POST OFFICE
GOVERNOR'S RESIDENCE
STATE HOUSE
NORTH ST.
STATE CIRCLE
M.E. CH.
CARVELL HALL
PRINCE GEORGE ST.
Parlett & Skipper
BROWN
GILBERT & MUSTERMAN
EAST ST
CHURCH
SCHOOL ST.
ST. ANNE'S CHURCH
AVENING CAPITAL
FARMERS' NAT'L BANK
SCHLEY RES.
MARYLAND HOTEL
MAIN ST.
FRANCIS ST.
CHURCH
CITY HOTEL
MASONIC TEMPLE
NAPOLITAN CLUB
WILSON
GREEN ST.
PUBLIC SCHOOL
CHARLES ST.
CONDUIT ST.
PRESBYTERIAN
CITY HALL
HOSPITAL
FLORIST
Map of
ANNAPOLIS
MARYLAND
Published by
Southern Map Co.
c. 1905
Baltimore Md.
LIBRARY OF CONGRESS

ANNAPOLIS TAX MAP 4-6

AA-25



LA PETITE GALERIE

AA-25
37-39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
FACADE LOOKING SOUTH
#1 OF 8

LA PETITE GALERIE

AA-25
37-39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
FACADE LOOKING SOUTH
#2 OF 8

Holiday
Special
ACRYLIC NAILS
FULL SET $25
LA PETITE

AA-25
37-39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
1ST STORY FACADE
#3 OF 8

AA-25
37 MARYLAND AVENUE
ANNAPOLIS, MARLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
DORMERS ON FACADE
#4 OF 8

AA-25
37-39 MARYLAND AVENUE
ANNAPOLIS. MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
REAR ELEVATION LOOKING NORTHWEST
#5 OF 8

AA-25
37-39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
SOUTH CORNER LOOKING NORTHWEST
#6 OF 8

AA-25

39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
1ST FLOOR LOOKING NORTHWEST
#7 OF 8

EXIT

AA-25
39 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
1ST FLOOR LOOKING SOUTHEAST
#8 OF 8