

AA-1286
City Hotel Annex
150 Conduit Street
Annapolis
Private

1857

Anchoring the south end of the City Hotel Annex, the wedge-shaped brick dwelling located at 150 Conduit Street is part of six-unit rowhouse block that was erected around 1857 as a sizable addition to the long-time Annapolis hostelry. For the past several decades the rowhouse block has been known as “Rainbow Row,” inspired by the range of pastel colors that distinguish the individual units. The one-bay wide dwelling identified as 150 Conduit Street has survived with a high level of architectural integrity with relatively few exterior changes. Like the other units in the block the common bond walls rise to corbelled brick cornices. The appearance of the end dwelling differs from the adjacent sections with its parapet gable end wall and interior end brick chimney. Built in a wedge shape, the end rowhouse conforms to the angles of the lot. The rowhouse extends to the rear with a two-story, two-bay kitchen wing added during the early twentieth century. The interior was remodeled around the same time with few remnants of original finishes surviving. One of the more interesting features is a gas jet imbedded in the plaster wall of a second floor bedroom. The presence of the gas jet coincides with a short article that appeared in *The Sun* on October 27, 1857, which announced

...the citizens of Annapolis are making preparations for the accommodation of

the approaching Legislature. It will be of interest to the usual winter visitors at Annapolis to learn that Messrs. Walton, of the City Hotel, are completing some improvements, containing additional rooms. They have also erected gas works, and will have burners in every room in their extensive and attractive house. Col. Walton has fitted up an elegant & expensive restaurant on St. Francis (sic) Street, nearly opposite the City Hotel, which will, no doubt, become a favorite resort during the winter.

John Walton, proprietor of the City Hotel between 1848 and the late 1860s, financed the rowhouse block in an obvious plan to expand accommodations at this long-time Annapolis hotel, created by George Mann after the Revolution. Towards the end of John Walton's life, the city hotel proprietorship was reorganized with the Walton brothers, Edward, Henry, and John Randolph, assuming full control. This partnership, however, did not last beyond their father's death in 1871. John Randolph Walton assumed personal control of the hotel for several years, but he was forced to advertise and sell the property. William H. Gorman and Luther F. Colton purchased the City Hotel property in 1876 for \$14,500. The City Hotel remained in operation until the late nineteenth century. After Luther Colton's death in 1884, the hotel was closed. During the last years of the nineteenth century, the old hotel was used as a tenement. In 1900, William H. Gorman and Lydia F. Colton, Luther's heir, sold the three-story Flemish bond brick tavern building to the Masonic Lodge #89 and the rowhouse block was transferred shortly afterwards to Weems and Grafton D. Ridout. The rowhouse block remained intact during the Ridout and related McFadden ownership, which lasted until

the early 1950s. The rowhouse block was subsequently divided into individual units and sold separately. In 1951, Claire Franklin Valentine purchased 150 Conduit Street and retained the title until 1994.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: City Hotel Annex "Rainbow Row"

MHT INVENTORY NUMBER: AA-1286

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Western Shore

3. Chronological/Development Period(s): Agricultural-Industrial Transition
1815-1870

4. Resource Type(s): Single-family dwelling

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. AA-1286

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic City Hotel Annex Rainbow Row

and/or common

2. Location

street & number 150 Conduit Street not for publication

city, town Annapolis vicinity of congressional district First

state Maryland county Anne Arundel

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Grace Elizabeth Cowles Franz

street & number 150 Conduit Street telephone no.:

city, town Annapolis state and zip code Maryland 21401

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Clerk of Court liber 6895

street & number Anne Arundel County Courthouse folio 25

city, town Annapolis state MD 21401

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. AA-1286

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

The two-story, one-bay common bond brick house that stands at 150 Conduit Street is the end section of a six-unit rowhouse block that is located on the northeast corner of the intersection of Duke of Gloucester and Conduit streets in the center of Annapolis, Anne Arundel County, Maryland. The house faces west with the gable roof oriented on a north/south axis. The house abuts 152 Conduit Street on the north side.

Dated to 1857, the two-story, one-bay, pink-painted brick house is supported on a stone foundation with a partially excavated crawl space under the main block. The house is covered by a medium pitched gable roof sheathed partially in tin and partially in slate. Attached to the back of the main block is a two-story, two-bay by one room plan kitchen wing dating to the early twentieth century.

The west (main) elevation is one bay wide five-course common bond wall with a partially glazed door topped by a single-pane transom. The doorway is framed by a beaded surround, and it is sheltered by a single story Tuscan columned, hip roof porch. The ceiling of the porch is sheathed with narrow tongue-and-groove beaded boards, and a rectangular baluster handrail stretches between the Tuscan columns. The second floor is marked by a single, one-over-one sash window flanked with louvered shutters. Trimming the base of the roof is a corbelled brick cornice.

The south gable is exposed to Duke of Gloucester Street and it is marked by pairs of widely spaced two-over-two sash windows on the first and second floors. Each window is flanked by louvered shutters that swing on shutter hardware. The windows flank the wide, interior end brick chimney. The gable end is finished with a parapet that rises above the roof level.

The east (rear) wall of the brick rowhouse is largely covered by the two-story, two-bay kitchen wing. Dating from the early twentieth century, the kitchen is supported by a brick foundation with a fully excavated cellar. The exterior is sheathed with aluminum siding, and the shed roof is covered with tin. Two-over-two sash windows light the first and second floors, and each window header is trimmed with a small crown molding.

The first floor interior has been remodeled over the years with the original two room plan consolidated into one room. The front fireplace has been blocked, whereas the rear fireplace remains open and is framed by a neoclassical style mantel. An enclosed staircase rises against the north wall and has a small closet accessed through a five-panel door framed by a bulls-eye block surround. A bulls-eye block surround also frames the door into the kitchen, which is trimmed with beaded board wainscoting. A modern rear door is topped by a single-pane transom, and the entrance is framed by a bulls-eye block surround. The cellar stair is located against the north wall behind a modern six-panel door. The cellar has circular sawn, cross-braced joists. The braces are fastened with mature cut nails.

(Continued)

8. Significance

Survey No.

AA-1286

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1857 **Builder/Architect**

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Anchoring the south end of the City Hotel Annex, the wedge-shaped brick dwelling located at 150 Conduit Street is part of six-unit rowhouse block that was erected around 1857 as a sizable addition to the long-time Annapolis hostelry. For the past several decades the rowhouse block has been known as "Rainbow Row," inspired by the range of pastel colors that distinguish the individual units. The one-bay wide dwelling identified as 150 Conduit Street has survived with a high level of architectural integrity with relatively few exterior changes. Like the other units in the block the comon bond walls rise to corbelled brick cornices. The appearance of the end dwelling differs from the adjacent sections with its parapet gable end wall and interior end brick chimney. Built in a wedge shape, the end rowhouse conforms to the angles of the lot. The rowhouse extends to the rear with a two-story, two-bay kitchen wing added during the early twentieth century. The interior was remodeled around the same time with few remnants of original finishes surviving. One of the more interesting features is a gas jet imbedded in the plaster wall of a second floor bedroom. The presence of the gas jet coincides with a short article that appeared in *The Sun* on October 27, 1857, which announced

...the citizens of Annapolis are making preparations for the accommodation of the approaching Legislature. It will be of interest to the usual winter visitors at Annapolis to learn that Messrs. Walton, of the City Hotel, are completing some improvements, containing additional rooms. They have also erected gas works, and will have burners in every room in their extensive and attractive house. Col. Walton has fitted up an elegant & expensive restaurant on St. Francis (sic) Street, nearly opposite the City Hotel, which will, no doubt, become a favorite resort during the winter. (1)

John Walton, proprietor of the City Hotel between 1848 and the late 1860s, financed the rowhouse block in an obvious plan to expand accommodations at this long-time Annapolis hotel, created by George Mann after the Revolution. Towards the end of John Walton's life, the city hotel proprietorship was reorganized with the Walton

(Continued)

7.1 DESCRIPTION

City Hotel Annex, AA-1268 1290

150 Conduit Street

Annapolis, Anne Arundel County, Maryland

The second floor was partially reworked around the turn of the twentieth century as well. The upstairs of the main block is divided into two rooms. The fireplace in the front room is blocked and the hearth patched. Directly adjacent to the former fireplace is a small closet accessed through a beaded board-and-batten door. The inner doorway between the two rooms is framed by a different sort of molding. A wide convex round is framed by a square edged molding on each side. The door molding frames a movable single-pane transom as well.

The back bedroom is plainly finished with a the fireplace blocked as well. One of the more interesting features in this room is a small gas jet buried in the east wall. An adjacent closet is entered through a four-panel door framed by a bulls-eye block surround.

The rooms in the rear wing are finished in plain fashion with bulls-eye block surrounds framing four- or five-panel doors.

8.1 SIGNIFICANCE

City Hotel Annex, AA-1286

“Rainbow Row”

150 Conduit Street

Annapolis, Anne Arundel County, Maryland

brothers, Edward, Henry, and John Randolph, assuming full control. This partnership, however, did not last beyond their father’s death in 1871.(2) John Randolph Walton assumed personal control of the hotel for several years, but he was forced to advertise and sell the property. William H. Gorman and Luther F. Colton purchased the City Hotel property in 1876 for \$14,500.(3) The City Hotel property remained in operation until the late nineteenth century. After Luther Colton’s death in 1884, the hotel was closed.(4) During the late years of the nineteenth century, the old hotel was used as a tenement.(5) In 1900, William H. Gorman and Lydia F. Colton, Luther’s heir, sold the three-story Flemish bond brick tavern building to the Masonic Lodge #89 and the rowhouse block was sold shortly afterwards to Weems and Grafton D. Ridout.(6) The rowhouse block remained intact during the Ridout and related McFadden ownership which lasted until the early 1950s.(7) The rowhouse block was divided into individual units in 1951 and sold separately. In that year, Claire Franklin Valentine purchased 150 Conduit Street and retained title to the property until 1994.(8)

Footnotes

1 *The Sun*, October 27, 1857.

2 Anne Arundel County Land Record, SH 7/212, 11/27/1872, Anne Arundel County Courthouse.

3 Anne Arundel County Land Record, SH 10/513, 7/14/1876, Anne Arundel County Courthouse.

4 Sanborn Insurance Map, Annapolis, 1885, Maryland State Archives.

5 Sanborn Insurance Map, Annapolis, 1897, Maryland State Archives.

6 Anne Arundel County Land Record, GW 33/469, 10/15/1903, Anne Arundel County Courthouse.

8.2 SIGNIFICANCE

Footnotes continued

7 Anne Arundel County Land Record, JHH 615/550, 3/22/1951, Anne Arundel County Courthouse.

8 Anne Arundel County Land Record, JHH 617/191, 4/6/1951, Anne Arundel County Courthouse.

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"Rainbow Row"
150 Conduit Street
Annapolis, Anne Arundel County, Maryland
Chain of title

Map 4-6, Parcel 758

6895/25 Andrew J. Valentine, Successor Trustee under the
the Declaration of Trust dated June 19, 1980 for
Claire F. Valentine

to

12/15/1994 Grace Elizabeth Cowles Franz

3906/176 Claire F. Valentine

to

6/26/1985 Claire F. Valentine, Trustee

150 Conduit Street

JHH 617/191 Chelsea Realty Company

to

4/6/1951 Claire Franklin Valentine, widow

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Chain of title continued

Page 2

JHH 615/550

Anna Ridout McFadden
Archibald G. W. McFadden

to

3/22/1951

Chelsea Realty Company
Improvements being 150, 152, 154, 156, 158, and 160
Conduit Street

FSR 106/466

A. Theodore Brady, Trustee

to

1/25/1933

Anna Ridout McFadden

FSR 106/404

Anna Ridout McFadden
Archibald G. W. McFadden
Horatio Ridout

to

1/25/1933

A. Theodore Brady

Third: Being same property conveyed by William H.
Gorman and Ada Gorman to Weems Ridout and
Grafton Ridout, 10/15/1903, GW 33/469, and also
the same property which was conveyed to the said

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Chain of title continued

Page 3

Edith Marden Ridout by a Decree filed in a partition proceedings instituted in the Circuit Court entitled Edith Marden Ridout, individually and as a guardian of Anna Ridout and Horatio Ridout designated as No. 4065 Equity, SH 25/303

Whereas the said Edith Marden Ridout departed this life on or about the 18th day of November 1920 intestate leaving her sole heirs at law the said Anna Ridout McFadden and Horatio Ridout, who have not attained the full age of twenty-one years

GW 33/469

William H. Gorman
Ada Gorman of Baltimore County, Maryland

to

10/15/1903

Weems Ridout
Grafton D. Ridout

GW 18/212

William H. Gorman
Lydia F. Colton

to

8/13/1900

L. Dorsey Gassaway, et al. Trustees for
Lodge No. 89, A. F. M.

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Chain of title continued

Page 4

SH 10/513

Alexander Randall
Frank H. Stockett, Trustess

to

7/14/1876

William H. Gorman
Luther F. Colton

No. 484 Equity "On the matter of the Trust Estate of
T. Randolph Walton SH 10/108 The interest of
said Luther F. Colton having been devised to his
mother, the said Lydia T. Colton by last will and
testament of the said Luther, dated 26 August 1884
JWB 1/3

\$14,050.00

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Chain of title continued

Page 5

Advertised in the *Maryland Republican and State
Capital*, September 18, 1875 (M 3001)

Annapolis

City Hotel, & C.

For Sale

This property consists of the houses, furniture
and other personal property used as a hotel for
many years, containing sixty well-furnished
chambers, parlors, and dining rooms, with all
suitable appurtenances will be sold, on Tuesday,
the 21st September next

SH 9/258

John Randolph Walton
Margaret Walton

to

4/14/1875

Alexander Randall
Frank H. Stockett
Forced sale of the City Hotel property

SH 7/212

Henry Roland Walton and Julia B. Walton
Edward Walton and Joanna Walton

to

11/27/1872

J. Randolph Walton

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Chain of title continued

Page 6

Whereas John Walton was siezed and possessed of valuable real estate, died intestate 10/18/1871 leaving heirs, Henry, John Randolph, and Edward Walton

SH 7/225

Alexander B. Hagner
James Revell

to

11/23/1872

J. Randolph Walton

JHN 3/374

Thomas S. Alexander, Esquire, Trustee

to

7/22/1848

John Walton

Property sold as a result of an equity case in which John F. Mitchell and wife were complainants and Richard Swann and others were defendants

WSG 16/433

William Brewer

to

6/11/1831

James Williamson

\$16,000. "all that tenement or parcel of land or Tavern stand in the City of Annapolis

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"Rainbow Row"
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Annapolis, Anne Arundel County, Maryland
Chain of title continued

Page 7

aforesaid and there known formerly by
by the name of the City Tavern or the
City Hotel by that of Williamson's Hotel
with the lot or lots thereto adjoining and
pertaining

WSG 13/318

Charles Carroll of Carrollton

to

4/28/1828

William Brewer of Anne Arundel Co.

\$500 all that three undivided fortieth parts of the
property which is in Annapolis and Commonly
known by the name of the City Tavern

WSG 16/39

Aloysius Coomes

to

1831

William Brewer

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Annapolis, Anne Arundel County, Maryland
Chain of title continued

Page 8

WSG 4/261 Thomas Hamilton Bowie, Trustee of the Estate of George Mann

to

5/15/1816 Charles Carroll of Carrollton and others (Lewis Neth, Sr., Richard Moale Chase, Thomas Harris, Henry Maynadier, Jeremiah Townley Chase, Henry Hall Harwood, Benjamin Harwood, Burton Whetcroft, Francis T. Clements, John Shaw, James Shaw, George Shaw, John Ridgely, Horatio G. Monroe, Samuel Farnades, Alexander G. Magruder, Samuel Ridout, James Williams and William Alexander)

Whereas by Decree of the Court of Chancery, 9/14/1811, the above named Thomas Hamilton Bowie was appointed a trustee for the purpose of selling according to the last will and testament of George Mann, late of the City of Annapolis, deceased, all that property belonging to the estate of said George Mann deceased situated in the City of Annapolis aforesaid which is generally known by the name of the City Tavern and the lots and land adjoining the same which was conveyed to the executors of the said George Mann on the first day of July 1795 by the then Chancellor acting on behalf of the State of Maryland and therein described as "the confiscated property of Lloyd Dulany consisting of the house in which the said Lloyd Dulany formerly lived, together with outhouses and lotts adjoining lying in the City of Annapolis that is to say the said Thomas H. Bowie as trustee aforesaid divided the said property into forty shares or undivided forty parts and sold and disposed of the same at two hundred dollars per share or part to the following persons to hold the same to them and their heirs---respectively as tenants in common and not as joint tenants, that

- Charles Carroll of Carrollton, three shares
- Lewis Neth, Senior, two shares
- Richard Moale Chase, two shares

Bowie to Carroll deed (continued)

- Thomas Harris, two shares
- Henry Maynadier, two shares
- Jeremiah Townley, three shares
- Henry Hall Harwood, two shares
- Benjamin Harwood, two shares
- Burton Whetcroft, two shares
- Frances T. Clements, two shares
- John Shaw, one share
- James Shaw, one share
- George Shaw, one share
- John Ridgely, one share
- Horatio G. Munroe & Samuel Farnades, two shares
- Alexander G. Magruder, three shares
- Samuel Ridout, five shares
- James Williams, three shares
- John Childs transferred to William Alexander, one share

All those lots parts of lots or parcels of ground formerly belonging to the said George Mann deceased and the buildings and improvements thereon erected being called and known by the name of the City Tavern situate in the City of Annapolis aforesaid and being parts of and known and distinguished on a plot of the said city as lots No. 45 & 46

***For a complete chain of ownership for Lots 45 & 46 refer to Maryland Historical Trust Historic Property survey form: AA-437, George Mann's Tavern (City Tavern, City Hotel, Masonic Temple)

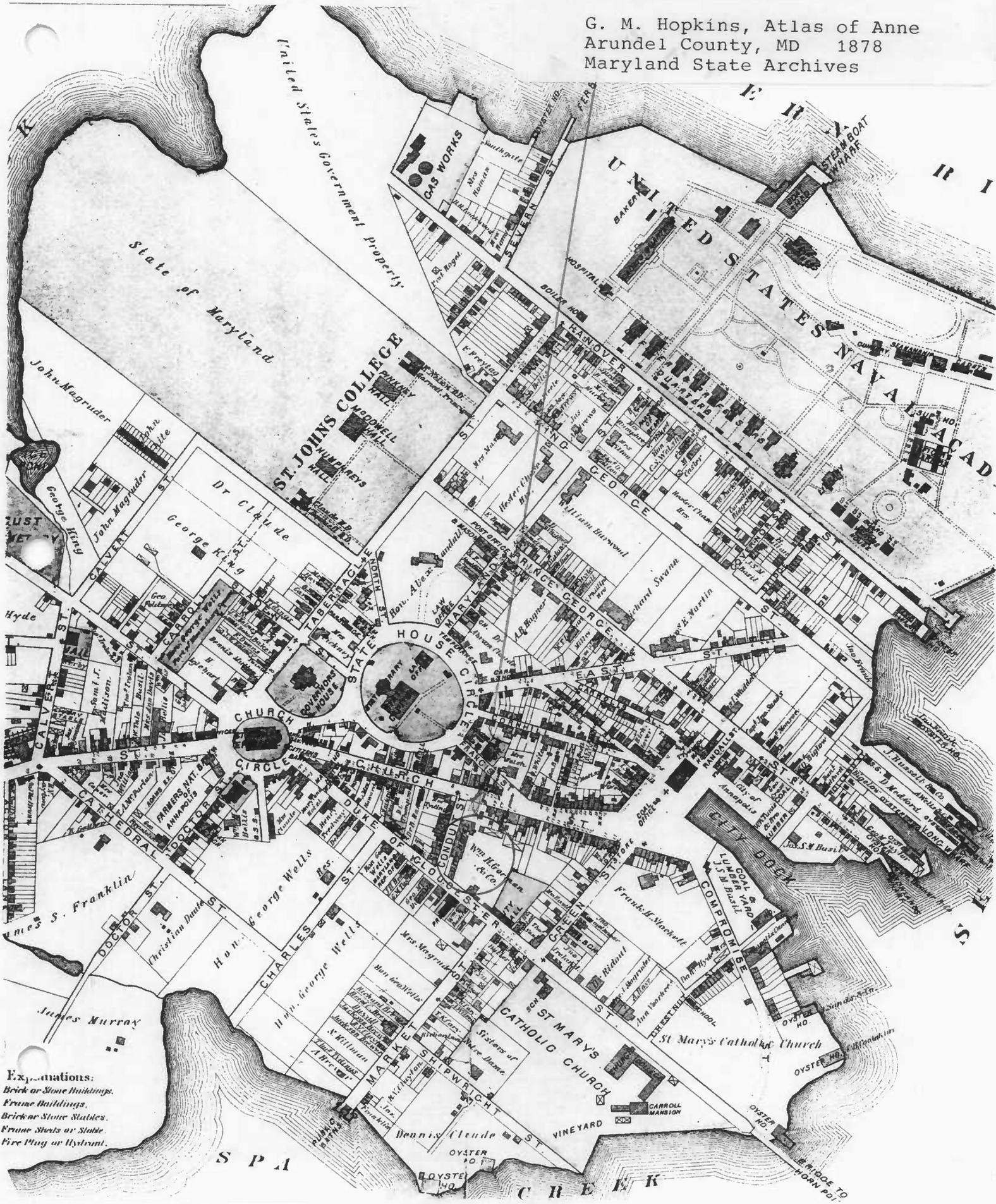
AA-1286
City Hotel Annex
150 Conduit Street
Annapolis, Maryland
Chain of title research

The [Baltimore] Sun, October 27, 1857 Cited in Shirley Baltz's City Tavern Research
Maryland State Archives

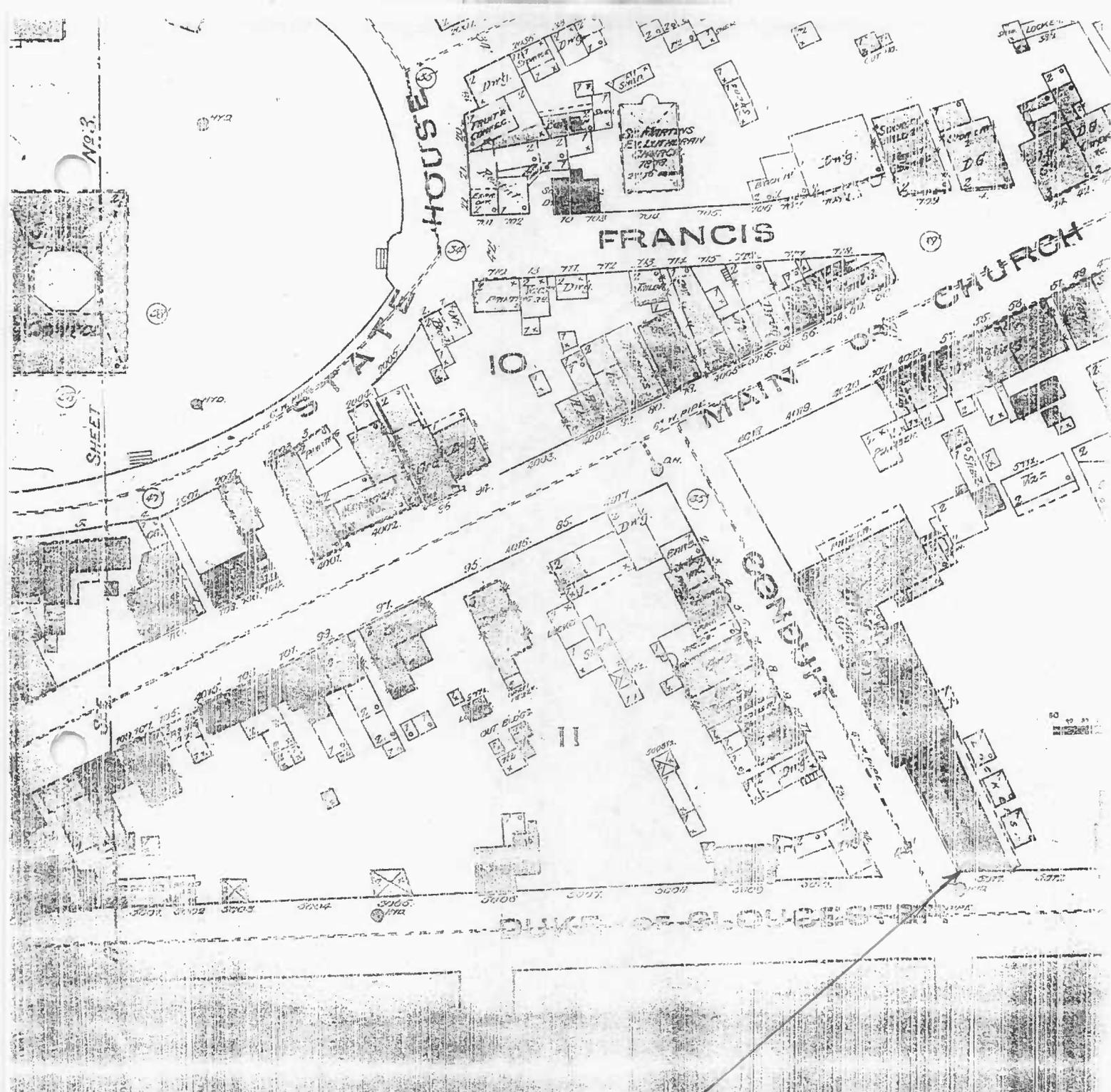
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G. M. Hopkins, Atlas of Anne
Arundel County, MD 1878
Maryland State Archives



Explanations:
 Brick or Stone Buildings.
 Frame Buildings.
 Brick or Stone Stables.
 Frame Sheds or Stables.
 Fire Plug or Hydrant.



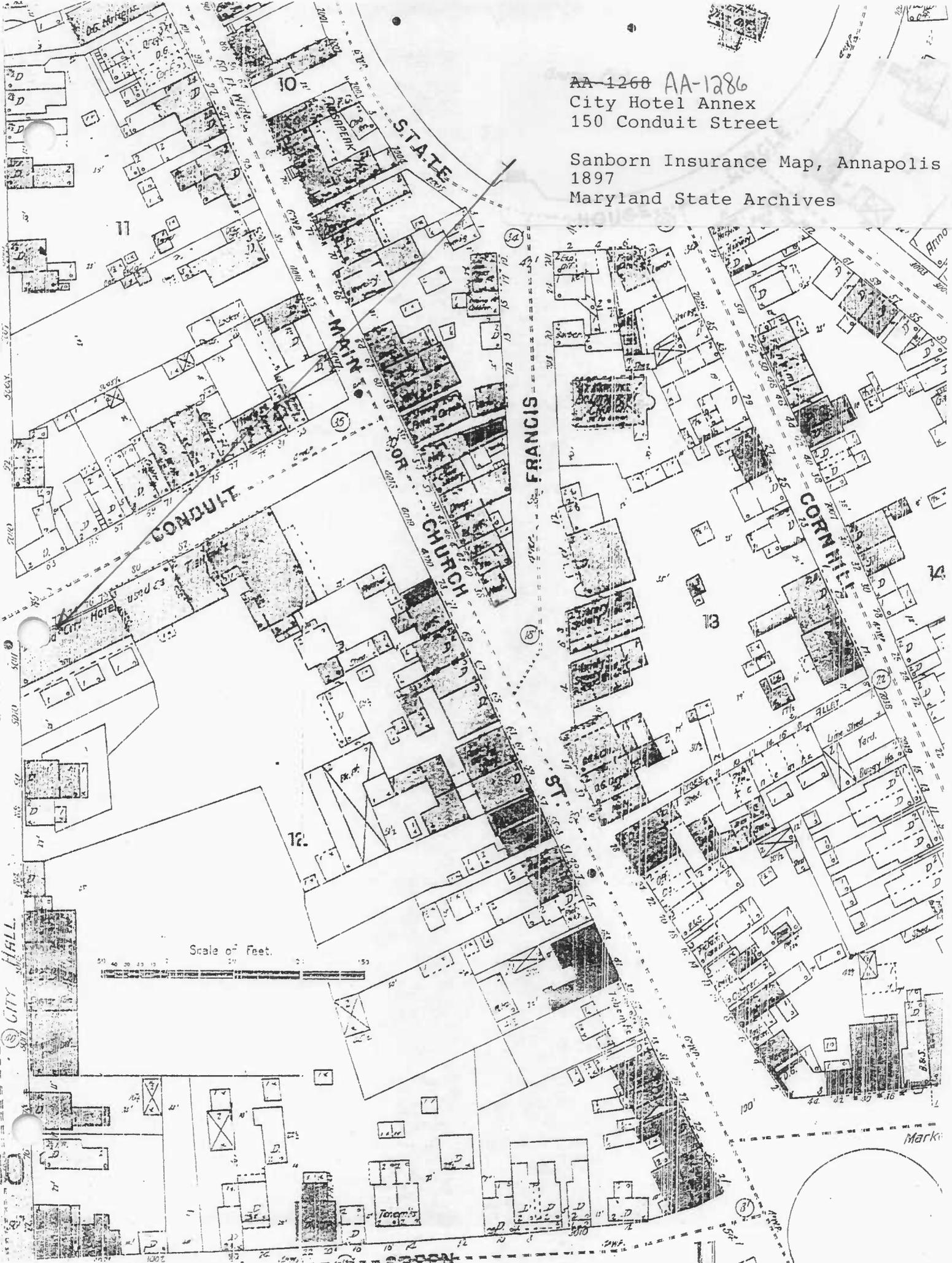
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Sanborn Insurance Map, Annapolis
1885
Maryland State Archives



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City Hotel Annex
150 Conduit Street

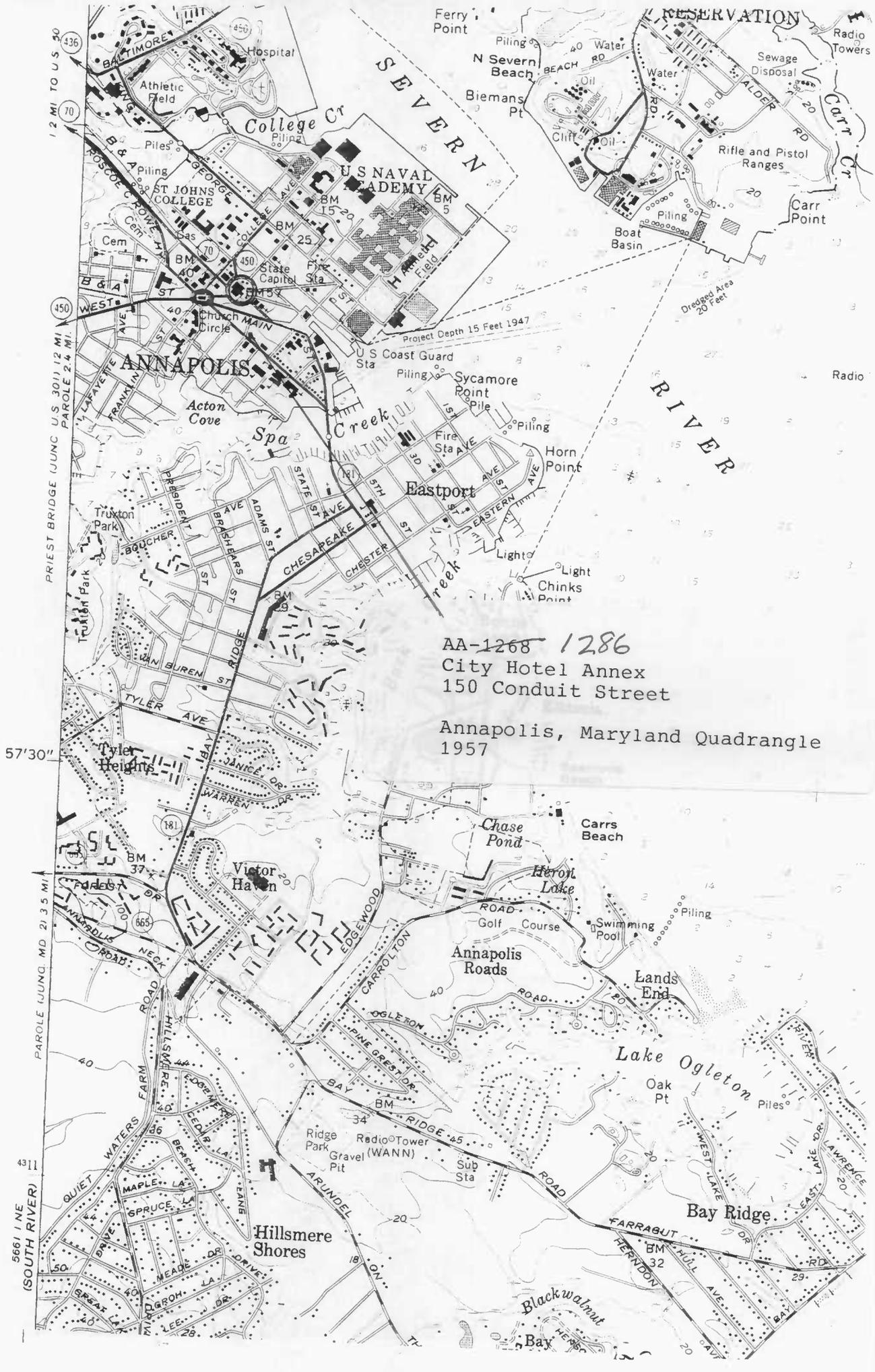
Sanborn Insurance Map, Annapolis
1897
Maryland State Archives





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 City Hotel Annex
 150 Conduit Street

Sanborn Insurance Map, Annapolis
 1903
 Maryland State Archives



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 City Hotel Annex
 150 Conduit Street

Annapolis, Maryland Quadrangle
 1957

57°30"

56°1' NE
 (SOUTH RIVER)

1.2 MI TO U.S. 50
 436
 70
 450
 WEST
 450
 1.2 MI TO U.S. 301
 1.2 MI
 PAROLE 2.4 MI

PAROLE (UNG. MD. 2) 3.5 MI

SEVERN

RESERVATION

RIVER

ANNAPOLIS

Chase Pond

Heron Lake

Annapolis Roads

Lake Ogleton

Hillsmere Shores

Bay Ridge

Black Walnut

Bay

U.S. Coast Guard Sta

Eastport

Victor Haven

Lands End

ARUNDEL

FARRAGUT

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City Hotel Annex

150 Conduit Street

Annapolis, Maryland Quadrangle
 1957

57°30"

56°1' NE
 (SOUTH RIVER)

1.2 MI TO U.S. 50
 436
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RESERVATION

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U.S. Coast Guard Sta

Eastport

Victor Haven

Lands End

ARUNDEL

FARRAGUT

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City Hotel Annex

150 Conduit Street

Annapolis, Maryland Quadrangle
 1957



Ann. 2^a

1870

1871

1872

1873

1874



10

11

$$20 = 4 \times 5 = 2^2 \times 5$$

12

$$12 = 2^2 \times 3$$



10

11



10

11

12

13

14

15

16

17

18

19

20

21

22

23