CAPSULE SUMMARY
AA-2098
Clarence M. Bassford House
50 Franklin Street
Annapolis, Anne Arundel County
1927
Private

The building at 50 Franklin Street was constructed in 1927 by the building and contracting firm of Bean Brothers as speculative housing. The property was originally associated with the adjacent Acton Hall, the acreage of which was further subdivided in the mid-1920s by W. Meade Holladay, who placed strict covenants on the building lots. Recognizing the development opportunities on Franklin Street, the Bean Brothers purchased several lots in the adjacent subdivision of Murray Hill that was created with the subdivision of the Acton Hall property. The Bassford family, who retained ownership for forty-five years, was the first occupant of the modest Colonial Revival-style building at 50 Franklin Street, which is just east of the Murray Hill subdivision. Leased as offices, the former single-family dwelling was sold by its second owner, Genevieve Cromwell, in 1983 to neighboring Anne Arundel General Hospital, which continued to use the building as office space.

The two-story, three-part, Colonial Revival-style dwelling is set upon a low masonry foundation covered in stucco. The house consists of a central, three-bay-wide, L-shaped main block and single-story wings. It is constructed of wood frame, clad with wood shingles, and is covered with side gable roofs (over main block and wings), all sheathed with slate shingles. The main block has two brick end chimneys that rise above the ridgeline of the lower, one-story wings.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. AA-2098

1. Name of Property (indicate preferred name)

historic Clarence M. Bassford House

other

2. Location

street and number 50 Franklin Street ___ not for publication

city, town Annapolis ___ vicinity

county Anne Arundel County

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

name Anne Arundel Medical Center Inc

street and number 48 Franklin Street telephone

city, town Annapolis state Maryland zip code 21401-2723

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 3616 folio 878

city, town Annapolis tax map 4Z tax parcel 1070 tax ID number 90015228

5. Primary Location of Additional Data

___X___ Contributing Resource in National Register District
___X___ 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
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
_____public
__X__private
_____both

Current Function
_____agriculture
__X__commerce/trade
_____defense
_____domestic
_____education
_____funerary
_____government
__X__health care
_____industry
_____landscape
_____recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of Contributing Resources previously listed in the Inventory
1

7. Description

Inventory No. AA-2098

Condition

___ excellent ___ deteriorated
X_ 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 two-story, three-part, Colonial Revival-style dwelling at 50 Franklin Street was built in 1927 by the contracting firm of Bean Brothers as speculative housing. Set upon a low masonry foundation covered in stucco, the house consists of a central, three-bay-wide, L-shaped main block and single-story wings. It is constructed of wood frame, clad with wood shingles, and is covered with side gable roofs (over main block and wings), all sheathed with slate shingles. The main block has two brick end chimneys that rise above the ridgeline of the lower, one-story wings.

Exterior Description:

The front elevation facing northwest on Franklin Street consists of the three-bay-wide main block and one-room-wide side wings. The main block features a central entry flanked by tri-partite windows on the first story and three single window openings on the second story. The central entry projects from the main wall of the house. It is covered with a gable roof with slate shingles, and offers a Colonial Revival-style door surround with a segmental-arched fanlight and side-lights and a wood-and-glass door. To either side of this projecting entry vestibule are original, tri-partite windows consisting of central 8/1 sash and flanking 4/1 sash. The second story has three 8/1 windows, the central one being smaller than those to either side. All three openings on the second story have original louvered shutters. A rear wing, which is original to the house, is set upon a raised pier foundation and is covered with a gable roof, which intersects the main gable.

Although balanced, the side wings offer a different arrangement of openings. Based upon historic *Sanborn Fire Insurance Maps*, the wing to the southwest appears originally to have been a partially open porch (now enclosed) and remained that way until after 1954. The wing to the northeast is shown on the 1954 *Sanborn* as office space. This wing has a central entry opening with flanking 4/1 windows, while the wing to the right consists of a group of casement windows that extends almost the full width of the facade.

The southwest elevation consists of the end wall of the southwest wing behind which rises the second story of the main block of the house. The end wall of the wing has three pairs of 8-light casements, equally spaced above a raised brick foundation built into the slope. Above the casements, on center with the gable end, is a pair of square six-light windows. Rising above the steep gable of this wing is the second story of the main block, featuring a brick chimney on center. To either side of the chimney are single 6/1 windows on the second story and quarter-round lunette windows at the attic level.

The northeast elevation of the house has a similar arrangement of windows on the main block – 6/1 windows on either side of the central end chimney at the second story, and quarter-lunettes at the attic level. In the end wing, the first story has two six-light casements in the front and rear bays, and a pair of six-light casements in the attic level.

The rear elevation includes the rear wall of the ell, the rear wall of the main block, and the rear walls of the side wings. The rear wing is two stories in height, set upon a concrete pier foundation. The first story includes an integrated porch next to an enclosed room, while the second story is fully enclosed. The walls are clad with wood shingles and lit on the second story by a pair of 6/1 windows. On the first story, a single 6/1 window next to the porch illuminates the building. The porch, under an integrated shed roof, is reached by a set of wood steps. It has a corner post supporting the porch roof, and helping to support the enclosed second story. A balustrade with square

railings forms an edge around the two open sides, while a wood door in the rear elevation leads to the main block of the building.

Next to the rear wing, the main block of the house has two bays of windows. On the first story, there is a single 6/1 window, and a tri-partite window with a central 8/1 sash flanked by 4/1 sash. On the second story, a pair of 6/1 windows is located above the tri-partite group and a 6/1 window symmetrically placed over the 6/1 window of the first story. The northeast wing has a pair of 6/1 windows on center, while the southwest wing has a bank of 8-light casements, as on the facade.

Interior Description:

The interior of 50 Franklin Street essentially consists of a central-passage, side-parlor arrangement of rooms in the main block and a room-behind-room arrangement in the end wings. Though generally intact, some partitions have been added to divide the space into smaller rooms to accommodate the building's current use as offices.

The central passage is entered directly from the main central entry door and features a straight-flight stair located against the side wall, with doors on either side providing access to the parlors. The front entry features a six-paneled wood door with side lights and side panels, surmounted by a fanlight. The stair has a closed stringer with a beaded stringer board and has square balusters (three per tread) terminating in a volute. A small transverse hall at the end of the central passage provided access to the parlors, while two narrow six-paneled doors at the end of the hall lead into a closet and bathroom, respectively. All of the door trim in this front hall is identical, with molded three-fascia casings.

The parlor to the right has been divided into two offices by a non-historic partition wall. The fireplace, originally located on center of the end wall of the main block, is now located in the rear room, off-center. It features a heavy brick surround with brick corbeling supporting a wooden mantel shelf. A terra cotta tile hearth appears to be a replacement. The front and rear rooms both feature a tri-partite arrangement of windows. A door opening in the front room leads into the side wing, consisting of a room-behind-room arrangement of space. The rear room includes the rear of the chimney breast.

The parlor to the left of the central passage is still one large open room, but has been divided by movable partitions. A door in the back wall of this room leads to the rear porch, while an interior door leads into the one-room enclosed space of the rear wing. A third door leads into the side wing, which is divided into two rooms, having a room-behind-room arrangement.

Only the first floor was available for survey.

8. Significance

Inventory No. AA-2098

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	X architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce	__ ethnic heritage	__ law	__ science
	__ communications	__ exploration/ settlement	__ literature	__ social history
	__ community planning		__ maritime history	__ transportation
	__ conservation		__ military	__ other:

Specific dates 1927-1983 **Architect/Builder** Bean Brothers

Construction dates 1927

Evaluation for:

_____ National Register _____Maryland Register ____X____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 building at 50 Franklin Street was constructed in 1927 by the building and contracting firm of Bean Brothers as speculative housing. The property was originally associated with the adjacent Acton Hall, the acreage of which was further subdivided in the mid-1920s by W. Meade Holladay, who placed strict covenants on the building lots. Recognizing the development opportunities on Franklin Street, the Bean Brothers purchased several lots in the adjacent subdivision of Murray Hill that was created with the subdivision of the Acton Hall property. The Bassford family, who retained ownership for forty-five years, was the first occupant of the modest Colonial Revival-style building at 50 Franklin Street, which is just east of the Murray Hill subdivision. Leased as offices, the former single-family dwelling was sold by its second owner, Genevieve Cromwell, in 1983 to neighboring Anne Arundel General Hospital, which continued to use the building as office space.

Property History

The property on which the building at 50 Franklin Street now stands was originally a portion of the 100-acre tract patented by Richard Acton in 1658. The property was not included in the boundaries of Annapolis as documented by Stoddert in 1718. In April 1707, Acton conveyed the property to Samuel Norwood for one hundred pounds sterling. By 1730, planter, merchant, and prominent landowner Phillip Hammond had obtained title to the property and its improvements. When Hammond died in 1760, his holdings were devised among his six sons, Charles, John, Rezin, Denton, Matthias, and Philip. Between 1765 and 1772, John Hammond gained the interests of his siblings to the estate. John Hammond was responsible for having the fashionable Georgian-style Acton Hall (AA-360) constructed circa 1775. Located at 1 Acton Place, the prominent dwelling is set just south of Franklin Street, overlooking Spa Creek.

Following the death of John Hammond in 1784, William Duvall inherited a portion of the estate, including Acton Hall. The association between Hammond and Duvall families dated at least as far back as the marriage of Philip Hammond (1697-1760) and Comfort Duvall about 1719. Further, Philip Greenbury Hammond (1785-1828) had married Sarah Duvall in 1806. Thus, William Duvall inherited title to Acton Hall, using it as rental property. Records indicate Duvall leased the property in 1788 to John Chalmers. In August 1815, Lewis Duvall became owner and occupant of the property. Born in 1776, Duvall was a prominent city merchant who had served in the War of 1812 as a lieutenant colonel. Duvall was a member of the Executive Council and a legislative delegate for ten years.

Seven years after the death of Duvall in 1829, James D. Murray, Sr. became owner of the Acton Hall and it's surrounding farmland. After the death of Murray in 1866, his family began to subdivide the estate. As recounted in "Architecture in Annapolis: A Field Guide," James D. Murray, Jr. joined with several of the surviving heirs in contracting Annapolis developer, banker, and entrepreneur George T. Melvin to lay out a development within the remaining ninety-five acres of land. The proposed subdivision was called Murray Hill. Lot sales began on September 30, 1891, ultimately leading to the construction of early 20th century single-family

dwellings sited on deep lots.[1] The development of Murray Hill was strictly residential in nature, offering a variety of house sizes and styles. Spa Creek bound the neighborhood on the south, with Shaw Street serving as the eastern limit and Monticello Avenue as the western boundary. The building lots typically fronted these boundary streets. The exception to this was West Street, the northern perimeter. The section of West Street to the west of Lafayette Avenue was excluded from the Murray Hill subdivision. West Street, a primary transportation corridor into the state capital since the 18th century, had developed as a mixed residential street and commercial route. Further, that portion of Franklin Street east of Shaw Street was excluded from the plat, although development in the first and second quarters of the 20th century were directly impacted by the consistent development of the neighboring Murray Hill subdivision. This may have been in response to the 1910 construction of the neighboring Annapolis Emergency Hospital at the intersection of Franklin Street and Cathedral Street.

Despite the development surrounding Acton Hall, the Murray family retained title to the Georgian-style dwelling and several surrounding acres. Ultimately, the heirs of James Murray, all of whom no longer lived in Annapolis, sold the property. W. Meade Holladay purchased it in November 1922. Born in 1869 in Spotsylvania County, Virginia, William Meade Holladay was publisher of the *Anne Arundel Advertiser*, which was published at 3 Church Circle (AA-401) and its counterpart at 3 Northwest Street by the Advertiser-Republican Printing Company. In addition to printing the county newspaper, Holladay was president of the State Capital Bank, a delegate of Maryland, president of the school board, and Register of Wills from 1934-1936. He maintained property at 55 East Street (AA-486), which he leased.

By 1926, the now-widowed Holladay began to further subidivide the property historically associated with Acton Hall. This resulted in the creation of a number of buildable lots immediately surrounding the Georgian-style dwelling and just east of the Murray Hill subidivsion on the south side of Franklin Street, between Shaw Street and Cathedral Street. The property denoted as 50 Franklin Street was purchased by Harry E. Bean, R. Clinton Bean, and Joseph S. Bean, brothers who had formed a building and construction firm known as Bean Brothers. Anticipating that buyers such as the Bean Brothers would be improving the lots with buildings, Holladay established strict covenant in the deed of conveyance that addressed building size, use, and occupants. The covenants included:

1. The property "shall not be divided to frontage less that thirty-four feet";
2. The property shall not be occupied by or sold to "any person whose business or occupation is known to be prejudicial to the interest of the other residents or lot owners, or to the general good health of the community, nor shall suffer said property or the buildings and improvement thereon erected to be occupied at any time by a Mongolian or person of African blood, except as servants;"
3. The owners "shall not build or erect or suffer and permit to be built or erected on the lot of ground, any building of any character except a detached dwelling to cost not less than $5,000, the said dwelling to be used for residence purpose only;"
4. "The dwelling to be erected on the lot hereby conveyed to front on Franklin Street and to be set back not less than fifteen feet from the building line;" and
5. The owner "shall not enclose the lot hereby conveyed except by an open wire fence of not more than five feet high or by a hedge not to be maintained at any time at a greater height than five feet."[2]

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[1] Marcia M. Miller and Orlando Ridout V, editors, *Architecture in Annapolis: A Field Guide.* (Crownsville, MD: Maryland Historical Trust, 1998), pp. 192-196.
[2] Land Records of Anne Arundel County, Liber WMB 32, Folio 405.

Building History

The eldest of the Bean Brothers was builder and contractor, Joseph Stevens Bean, born in 1879. Harry E. Bean was a building inspector and also served as an alderman. Robert Clinton Bean, born about 1887, also was a building contractor. Following the directives regarding building cost, style, siting, and fencing, the Bean Brothers immediately commenced with the construction of the Colonial Revival-style dwelling at 50 Franklin Street. The two-story wood frame dwelling was completed by 1927 and sold to Clarence M. and Bertha R. Bassford. The Bean Brothers were also responsible for the construction of the adjacent single-family dwelling at 48 Franklin Street, set to front Shaw Street. The city directory for 1928 indicates that R. Clinton Bean lived in this two-story wood frame dwelling. When the neighboring Annapolis Emergency Hospital was partially destroyed by fire in 1927, the Bean Brothers were granted the contract to serve as building contractors for the renovations to the old hospital and the construction of the rear annex.

Clarence Mahlon Bassford, the son of George W. Drusilla Bassford, was born in Fairmount, Maryland in October 1886. Bassford, like the Bean Brothers, was a building contractor and possibly was involved in the construction of the dwelling at 50 Franklin Street. Bassford lived in the modest house on Franklin Street with his wife Bertha Rudy of Lititz, Pennsylvania, and their three sons. After Bassford's death in October 1939, Bertha R. Bassford continued to reside in the house until her own death in 1971. The heirs sold the property in February 1972 to Roy D. and Genevieve Cromwell after forty-five years of family ownership. The sale included the single-family dwelling and a freestanding garage.

In 1978, with the expansion of the Anne Arundel General Hospital complex immediately to the southeast, the Cromwells transferred 2,221 square feet running along the rear of the property to the hospital. This five-foot easement allowed for the movement of "machinery for the construction, maintenance, and repair of any improvement on the remaining property...for construction, installation, and maintenance of ground utilities for surface planting and maintenance of shrubbery trees, flowers, and other vegetation for aesthetic purposes."[3] In return, the hospital conveyed the improved adjacent property at 48 Franklin Street, which they had purchased in 1963, to the Cromwells. The five-foot easement also ran along the rear of this latter property, extending from Shaw Street eastward.

During this period, the Cromwells utilized the dwelling at 50 Franklin Street as rental space, with interior alterations to provide for multiple offices. This conversion of the residential housing surrounding the hospital and the nearby Anne Arundel County Courthouse was especially prevalent in the middle to late part of the 20th century, and continues today. The city directory for 1975 indicates Dr. Sigmund A. Amitin, Dr. William T. Spence, and lawyer Douglas M. Smith occupied 50 Franklin Street. The adjacent building at 48 Franklin Street had since been razed for a large paved parking lot. By 1982, Dr. Amitin was joined by Dr. Arthur M. Warwick, Anne Arundel Appraisal Associates, and lawyers Roger A. Perkins and Samuel H. Parvola. In July 1983, having received full title to the property from Roy Cromwell, Genevieve Cromwell conveyed both of the lots at 48 and 50 Franklin Street (4,830 square feet) and the single-family dwelling to the Anne Arundel General Hospital, Inc. Since that time, the renamed hospital (now the Anne Arundel Medical Center, Inc.) has maintained ownership, using the former dwelling as office space.

Chain of Title

August 11, 1651:	Richard Acton receives grant for 100 acres in Annapolis from Cecil Calvert Land Patent G Folio 117

[3] Land Records of Anne Arundel County, Liber 3076, Folio 815.

April 29, 1707:	Richard Acton to Samuel Norwood Provincial Court Records Liber WT 2 Folio 553
1760:	Philip Hammond devised to six sons Will Records Box H Folder 20
1765:	Charles and Philip Hammond (Jr.) to John Hammond Rent Roll 16 Folio 6, Paragraph 43
February 2, 1768:	Denton Hammond to John Hammond Provincial Court Records Liber BB 3 Folio 804
March 24, 1772:	Rezin Hammond and Mathias Hammond to John Hammond Provincial Court Records Liber IB 3 Folio 270/274
1784:	John Hammond devised to William Duvall Will Records Liber TG 1 Folio 151
May 20, 1788:	William Duvall leased to John Chalmers Provincial Court Records Liber TBH 2 Folio 667
August 16, 1815:	William Duvall to Lewis Duvall Land Records of Anne Arundel County Liber WSG 3 Folio 589
July 26, 1836:	Lewis Duvall estate to James D. Murray Land Records of Anne Arundel County Liber WSG 21 Folio 232
December 9, 1906:	James D. Murray devised to children Eva Murray, Charlotte R. Murray, James D. Murray, Jr., Katherine C. Murray McComas, and William Spencer Murray Will Records of Anne Arundel County Liber RB 1 Folio 403
November 29, 1922:	Eva Murray, Charlotte R. Murray, James D. Murray, Jr. and Sarah Matilda Wyse Murray, Katherine C. Murray McComas and Joseph P. McComas, and William Spencer Murray and Ella Rush Murray, as executors of the will of James D. Murray to W. Meade Holladay Acton Hall and surrounding acreage Land Records of Anne Arundel County Liber WNW 57 Folio 286

June 15, 1926:	W. Meade Holladay to Harry E. Bean, R. Clinton Bean, and Joseph S. Bean, trading as the Bean Brothers 50 Franklin Street Land Records of Anne Arundel County Liber WMB 32 Folio 405
September 21, 1927:	Harry E. Bean and Ena Pearl Bean, R. Clinton Bean and Linda A. Bean, and Joseph S. Bean and Margaret L. Bean to Clarence M and Bertha R. Bassford Land Records of Anne Arundel County Liber FSR 21 Folio 448
February 24, 1972:	Jack Bassford and Robert M. Bassford, representatives for the estate of Bertha R. Bassford, to Roy D. and Genevieve Cromwell Estate Number 15138 Land Records of Anne Arundel County Liber 2472 Folio 109
April 27, 1978:	Roy D. Cromwell to Anne Arundel General Hospital Inc. Easement running along rear of the property Land Records of Anne Arundel County Liber 3076 Folio 815
April 27, 1978:	Anne Arundel General Hospital Inc. to Roy D. Cromwell Enlarges property to include 48 Franklin Street with Easement Land Records of Anne Arundel County Liber 3076 Folio 819
January 23, 1983:	Roy D. Cromwell to Genevieve L. Cromwell Land Records of Anne Arundel County Liber 3367 Folio 719
July 29, 1983:	Genevieve L. Cromwell to Anne Arundel General Hospital Inc. Land Records of Anne Arundel County Liber 3616 Folio 878

9. Major Bibliographical References

Inventory No. AA-2098

10. Geographical Data

Acreage of surveyed property	1 Acre		
Acreage of historical setting	1 Acre		
Quadrangle name	Annapolis	Quadrangle scale:	1:24,000

Verbal boundary description and justification

The building located at 50 Franklin Street has been associated with Parcel 1070 on Grid 15 Map 4Z since its construction in 1927.

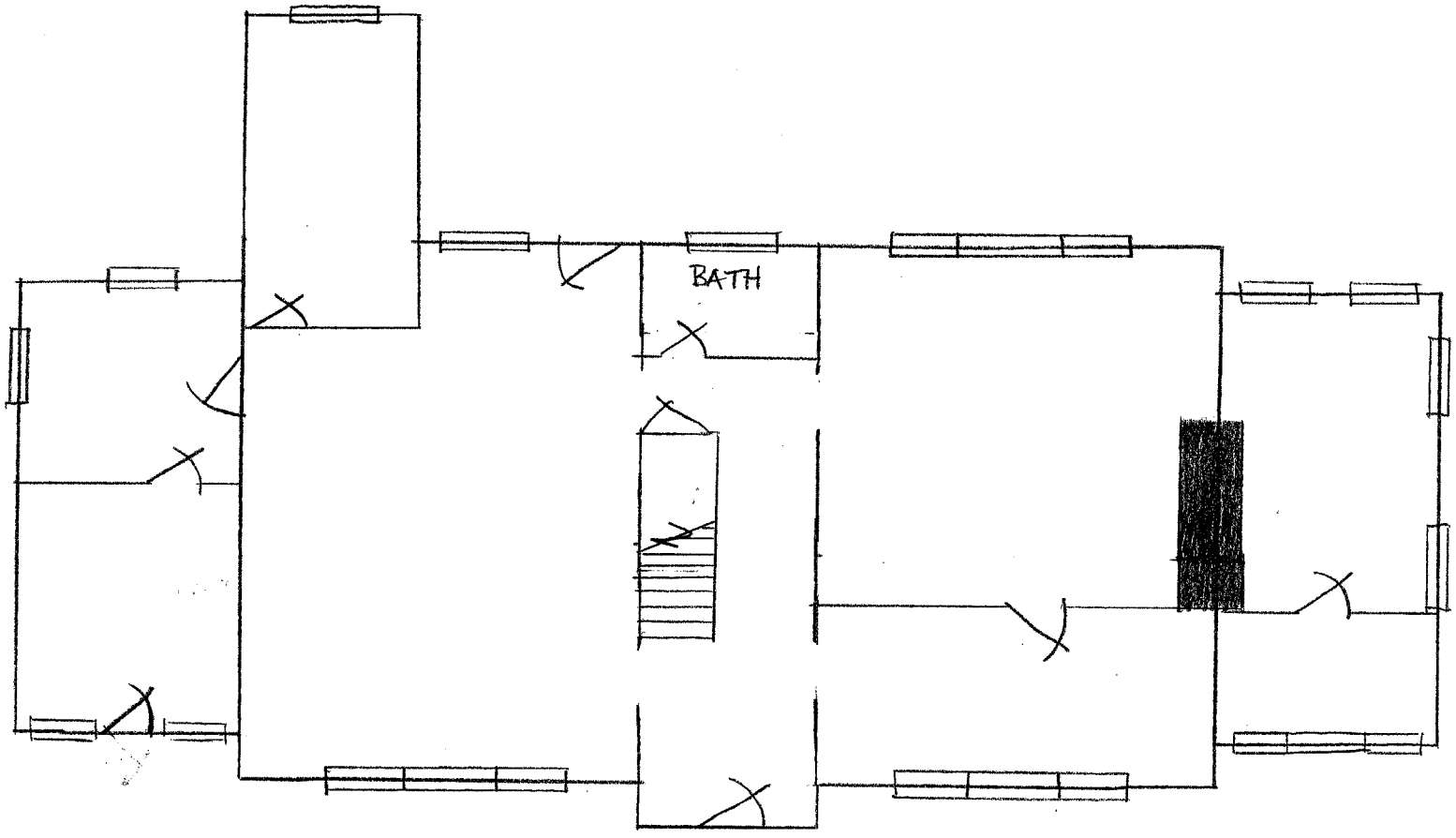
11. Form Prepared by

name/title	Laura Trieschmann and Kim Williams, Architectural Historians		
organization	EHT Traceries, Incorporated	date	June 1, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



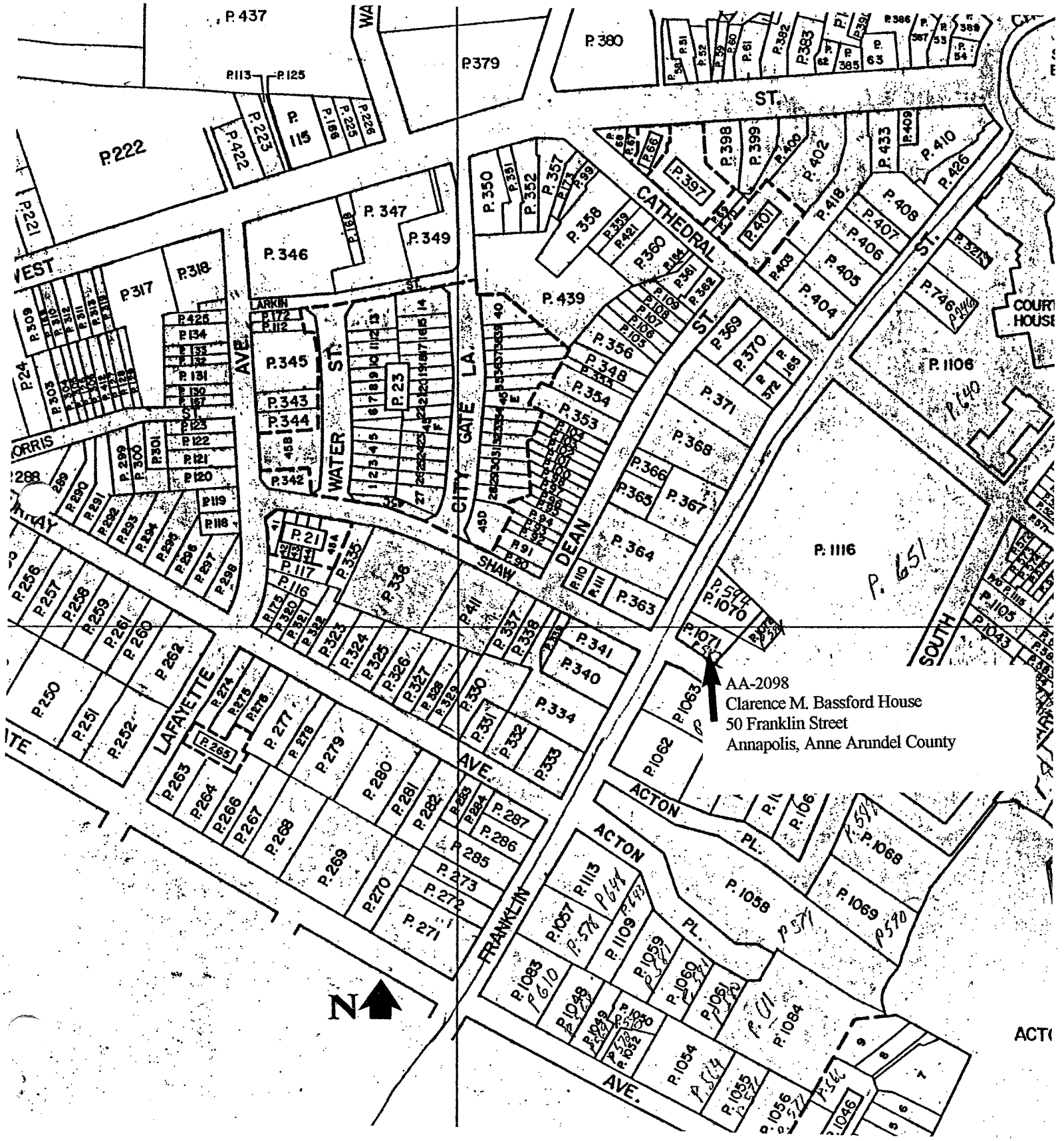
RESOURCE FLOOR PLAN FIRST FLOOR

50 FRANKLIN STREET AA-2098
ANNAPOLIS, MARYLAND
ANNE ARUNDEL COUNTY

N

NOT TO SCALE

MAP OF ANNAPOLIS, No.4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1' = 200'



AA-12098
50 FRANKLIN STREET, ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
NW ELEVATION, LOOKING SOUTH
1 OF 8

AA-2098
50 FRANKLIN STREET, ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
WEST CORNER, LOOKING EAST
2 OF 8

AA-2098
50 FRANKLIN STREET, ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
SOUTH CORNER, LOOKING NORTH
3 OF 8

AA-2098
50 FRANKLIN STREET, ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
SE ELEVATION, LOOKING NW
4 OF 8

AA-2098
50 FRANKLIN STREET, ANNAPOLIS, MARYLAND
TRACERIES
4/2001
MD SHPO
EAST CORNER, LOOKING WEST
5 OF 8

EXIT

AA-2098
50 FRANKLIN ST., ANNAPOLIS, MD
TRACERIES
5/2001
MD SHPO
1ST FLOOR, CENTER HALL, LOOKING SE
6 OF 8

AA-2098

50 FRANKLIN ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

1ST FLOOR, CENTER HALL, LOOKING NW

1 OF 8

AA-2098

50 FRANKLIN ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

1ST FLOOR, SOUTH PARLOR, LOOKING SW

8 OF 8