

86 MARYLAND AVENUE HISTORIC STRUCTURE REPORT
Annapolis, Maryland



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ABSTRACT

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Directed By: Dr. Dennis J. Pogue, Interim Director, Historic
Preservation Program

The purpose of this historic structure report is to provide a set of customized treatment recommendations for 86 Maryland Avenue, in the city of Annapolis, Maryland owned by the American Institute of Architects – Maryland Chapter. This building is a prime example of the dynamic development of Annapolis, and the additive nature of buildings, because the property was created from subdividing a once large, prominent eighteenth-century Annapolis estate into smaller parcels for residential use, and then the building was expanded to provide commercial space.

The recommendations are based on a rehabilitation treatment approach, and were determined after thoroughly researching the building's history, investigating and documenting the existing building conditions, and determining the character-defining elements. They will help guide future projects on the building, and ensure its preservation.

86 MARYLAND AVENUE HISTORIC STRUCTURE REPORT

By

Amanda Elizabeth Moore

Master Final Project submitted to the Faculty of the
Historic Preservation Program of the
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of the requirements for the degree of
Master of Historic Preservation
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Chapter 1: Introduction

Problem Statement

86 Maryland Avenue in the city of Annapolis, Maryland is one unit of a three-part subdivided house built between 1901 and 1903.¹ Although intended to operate as separate residential rental units, the structure including 86 Maryland Avenue was designed to appear as one large single-family, shingle-style house. It is located northeast of the Maryland State House, and is a contributing structure to the National Historic Landmark District, National Register Historic District, and the local historic district.

86 Maryland Avenue is located on a portion of land that was originally part of the Bordley Estate, one of several large land holdings that had been laid out during the city's golden age in the decades leading up to the American Revolution. By the late-nineteenth century, the now Randall Estate, as well as the other prominent states, was subdivided into smaller parcels for residential use along North Street, College Avenue, and Prince George Street, and commercial use on Maryland Avenue. The structure was built as part of a series of houses that were constructed to face into the semi-private/semi-public lawn around the Bordley-Randall House, and due to this orientation, the original address was 3 Randall Court.²

Since its original construction, the building has been added on to three separate times. The first was a small two-story space added to the back of the original

¹ 86 Maryland Avenue is legally known as 3 Randall Court. 86 Maryland Avenue is the mail address.

² Kim Williams and L. Trieschmann, "3 Randall Place, Annapolis, Maryland," *Annapolis Survey*, Maryland Inventory of Historic Properties Maryland Historical Trust, Inventory No. AA-17, 1993, 1.

structure in the 1920s. The second was an unattached one-story commercial space added along Maryland Avenue in 1980. The two separate structures were connected between 1993 and 2011. With the addition of the commercial spaces and the connection between the two structures, the house transitioned from a single family rental unit to a commercial building. As a result, the address shifted from Randall Court to Maryland Avenue. The changes made to the property over time makes 86 Maryland Avenue a prime example of the dynamic development of Annapolis, as well as demonstrating the additive nature of buildings.

The American Institute of Architects – Maryland Chapter (AIA Maryland) purchased the building in 2011. They currently use the first floor as their offices, and lease out the upper floors to the Maryland League of Conservation Voters.³ As steward of this historic building, AIA Maryland has the responsibility to maintain and preserve the historic structure. Without proper documentation and understanding of the character defining features, the process of maintaining and preserving the structure could lead to incompatible alteration or further deterioration of the building. To prevent this and help them in their stewardship, the organization commissioned a historic structure report.

The purpose of this historic structure report is to provide a set of customized recommendations that can be used as a guide for future projects on 86 Maryland Avenue. The recommendations were based on a rehabilitation treatment approach and were determined after thoroughly researching the building's history, investigating and documenting the existing building conditions, and determining the character-defining

³ Pam Rich (AIA Maryland Executive Director), in discussion with the author, Amanda E. Moore, December 16, 2013.

elements. The recommendations have been created to meet the Annapolis Historic District guidelines, a requirement due to the fact the building is a contributing structure in the historic district.

About the Author

According to the Secretary of the Interior's *Professional Qualification Standards* found under Code of Federal Regulation, 36 CFR Part 61, Amanda E. Moore is a qualified historic architect.⁴ She received a Bachelor of Architecture degree from Iowa State University in 2009. Between 2009 and 2012, she worked full time for Treanor Architects, P.A. on the preservation and restoration of the Kansas Statehouse. During that time, she conducted detailed investigations of the existing conditions of the historic building, and prepared construction documents and specifications for its restoration. She is currently in the Master of Historic Preservation Program at the University of Maryland.

Methodology

The development of this historic structure report was broken into three phases: historical research, investigation and analysis of the current building, and development of treatment recommendations.

The historical research pertaining to 86 Maryland Avenue provided background information about the building, as well as how it fits into the greater development of Annapolis. This historic information provided the context in which the building was constructed and the external factors that caused the building to

⁴ "Professional Qualification Standards," In Secretary of the Interior's Standards and Guidelines, United States Department of the Interior, National Park Service, accessed February 2, 2014. http://www.nps.gov/history/local-law/arch_stnds_9.htm

change. The historic research used both primary and secondary sources. The most helpful primary sources were historic Sanborn Fire Insurance Maps of Annapolis and the Historic Annapolis Foundation Archives. The most useful secondary sources were *Annapolis: City on the Severn* by Jane Wilson McWilliams and “It is Quietly Chaotic. It Confuses Time: Final Report of Excavations at the Bordley-Randall Site in Annapolis, Maryland, 1993-1995” by Christopher N. Matthews and Mark P. Leone.

An in-depth investigation of the building fabric was undertaken in conjunction with the historical research. The investigation not only allowed for the analysis of the current conditions but allowed for a better understanding of the building and how it evolved over time.

Following the historic research and investigation, a set of treatment recommendations were developed based on those findings which ensure the protection of the building and meet the needs of the current owner.

Administrative Information

AIA Maryland purchased the property and the building from Snyder Commercial, LLC on August 2, 2011. The building is located within the Annapolis Historic District, and therefore all changes, repairs, and alterations to the structure must receive a Certificate of Approval from the Annapolis Historic Commission per the Code of the City Annapolis, Chapter 21.56, Historic Districts.

Chapter 2: Development History

Historical Context

Annapolis Development History

Royal Governor Sir Francis Nicholson founded the city of Annapolis, Maryland, in 1694 to be the capital of the colony of Maryland.⁵ An official legislative act moved the capital from St. Mary's City to the small settlement at the junction of the Severn River, Spa Creek, and the Chesapeake Bay.⁶ This small settlement had been established in 1651 by Richard Action, a carpenter; Thomas Todd, a boat builder; and Thomas Hall who wanted to establish a city.⁷ The settlement's leadership engaged surveyor Richard Beard in 1684 to lay out the town and draw up a plat. Beard created a grid-like street system for the area, and began to lay out a subdivision. Very little came of this first platting, so when the capital was relocated from St. Mary's City there were only a "few houses on a couple of rough streets."⁸

Once the legislation established the town, known as Ann Arundell, Governor Nicholson took over the job of designing the city. Nicholson's design was influenced by the baroque city design that was dominating Europe at that time. Nicholson imposed two circles with radiating streets on top of Beard's 1684 grid street plan. The two circles were placed atop the two highest hills in the city with the royal colonial

⁵ Russell Wright, Annapolis, Maryland Historic District (Boundary Increase), National Register of Historic Places – Nomination Form, United States Department of Interior, National Register #AA-2046, 1984, 11 and Jane Wilson McWilliams, Annapolis, *City on the Severn: A History* (Baltimore: Johns Hopkins University Press, 2011), 18.

⁶ Patricia Heintzelman, Charles D. McCormick Joseph Watterson and D. Peter Myers, Colonial Annapolis Historic District. National Historic Landmark – Nomination Form, United States Department of Interior, 1974, 3.

⁷ Jane Wilson McWilliams, 5.

⁸ *Ibid.*, 15 and 18.

capitol, later the state house, on the highest hill, and an Anglican church on the second highest hill. The Nicholson plan defines the city to this day.⁹

In May of 1695, Ann Arundell was renamed Annapolis, and the city slowly started to develop.¹⁰ Although there were fewer than 400 residents in the town in 1710, a mercantile community had established itself along the harbor linking London merchants with the city's local and regional markets.¹¹ The city also started attracting artisans and craftsmen who began to establish commercial areas along the harbor and Church Street (now Main Street), the commercial centers of today's city.¹²

In 1704, a fire at the colonial capital destroyed all of the city's land titles resulting in unclear records of land ownership. Thomas Bordley and Thomas Larkin took this opportunity to purchase Thomas Todd's original hundred-acre plat. Bordley and Larkin had the land resurveyed and found that it was actually comprised of 232 acres and it covered most of city. The city's leaders had Annapolis resurveyed in 1718 by Prince George's County surveyor James Stoddert, which confirmed the acreage (Figure 1). Following the survey, Bordley and Larkin received a patent for the land. The city's residents, including the most important landowners, Charles Carroll, Amos Garrett, and Benjamin Tasker, began paying Bordley and Larkin to confirm their property rights. As a result, half of the town was owned by three men – Charles Carroll, Amos Garrett, and William Blanden. These men started subdividing

⁹ Ibid., 18.

¹⁰ Patricia Heintzelman, Charles D. McCormick Joseph Watterson and D. Peter Myers, 3.

¹¹ Jane Wilson McWilliams, 29 and Russell Wright, 15.

¹² Russell Wright, 12.

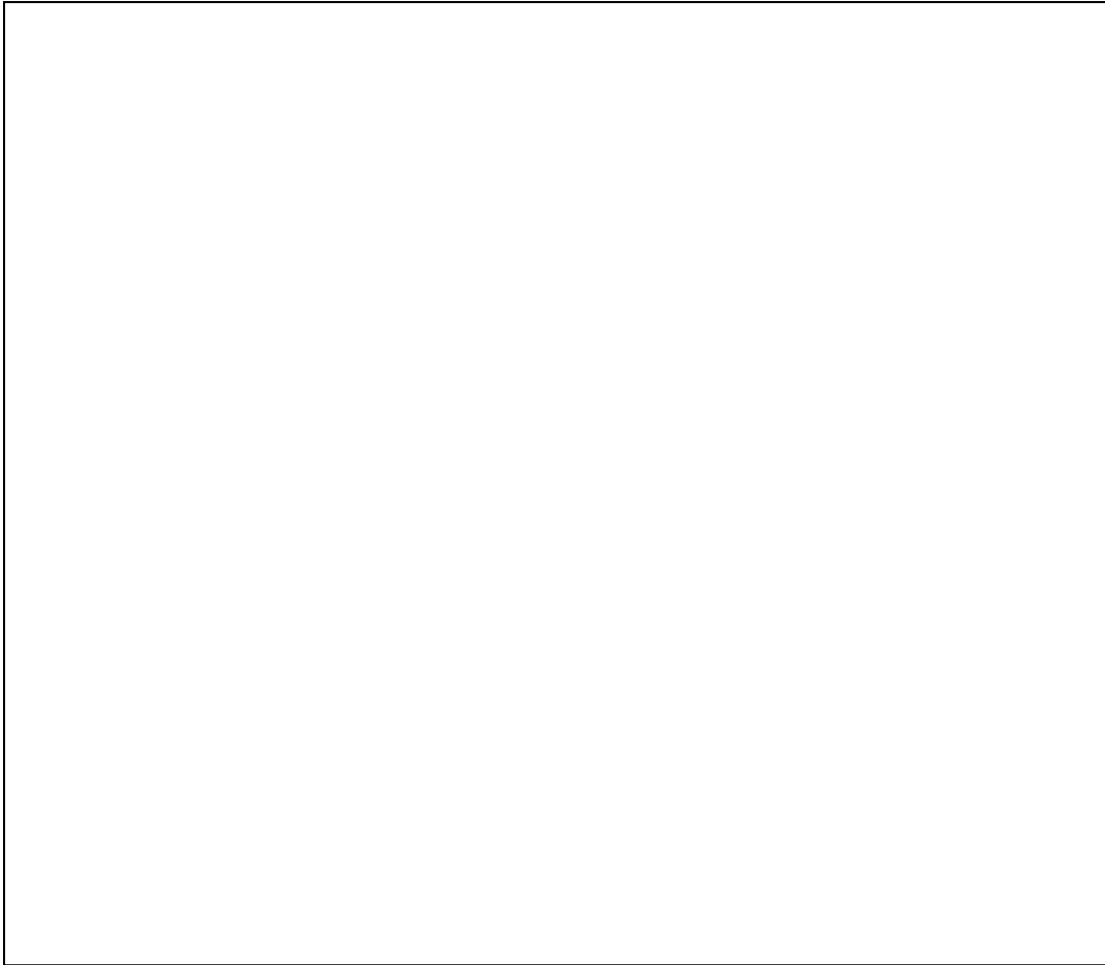


Figure 1: Stoddert's plan of Annapolis 1718 (Christopher N. Matthews and Mark P. Leone, "It is Quietly Chaotic. It Confuses Time: Final Report of Excavations at the Bordley-Randall Site in Annapolis, Maryland, 1993-1995," 17).

their land and leasing portions of it, which meant that most of the town was on a leasehold system.¹³

Annapolis, by the mid-eighteenth century, was starting to establish itself in the Chesapeake Region as the chief port of the upper Chesapeake Bay for shipping tobacco and other goods.¹⁴ The planters who were accumulating wealth, along with

¹³ Jane Wilson McWilliams, 29 - 34.

¹⁴ Russell Wright, 15.

lawyers and government officials, started moving into the city.¹⁵ These changes allowed for the ushering in of the “golden age” of Annapolis.

Annapolis’s “golden age” spanned from 1763 to 1776. During this time, Annapolis was considered the most sophisticated city of its size in the colonies, and was a cultural center known for horse races, balls, and theatrical plays. Annapolis’s social and intellectual life fostered diversity in commercial and industrial activities. The services offered multiplied and imports into the city increased in both quantity and quality. In the decade prior to the American Revolutionary War, the population rose by more than twenty-five percent with the greatest increase between 1768 and 1775.¹⁶

With this growth of Annapolis’s prominence, wealthy Maryland residents, such as William Paca, Matthias Hammond, John Rigout, John Brice, and Samuel Chase moved to the city. These young men either had fathers who had accumulated wealth or had married well, and hoped that their move into the city would establish their place in society. Many of them created urban estates featuring substantial brick houses and elaborate formal gardens.¹⁷

Following the Revolutionary War, many of the residents attempted to continue Annapolis’s “golden age,” but the city had lost its place as Maryland’s economic center and America’s epicenter of politics and culture. Baltimore had replaced Annapolis as Maryland’s official Port of Entry by 1789.¹⁸ A major factor for

¹⁵ Patricia Heintzelman, Charles D. McCormick Joseph Watterson and D. Peter Myers, 7.

¹⁶ Russell Wright, 16 and Jane Wilson McWilliams, 80-81.

¹⁷ Jane Wilson McWilliams, 72 and 73.

¹⁸ Christopher N. Matthews and Mark P. Leone, “It is Quietly Chaotic. It Confuses Time: Final Report of Excavations at the Bordley-Randall Site in Annapolis, Maryland, 1993-1995,” report by Archaeology in Annapolis and the University of Maryland, College Park, 1996, 45.

this change was the inability for merchant ships to enter the Annapolis harbor due to the increase of the sandbars in the Severn River and silting of the harbor.¹⁹ In addition to the smaller merchant ships common to the region, the deep water in the Baltimore harbor allowed for international ships to unload. While Baltimore was a small village before the Revolutionary War, afterward the city grew into Maryland's commercial center and the state's de facto capital.²⁰

With the loss of the port, Annapolis saw an economic downturn, and entered into a recession in the 1780s. During the recession, the city's economy turned mostly away from commerce, serving only as a market for the surrounding agricultural countryside, and moved toward retail and service. With this economic decline, many of Annapolis's great families left for Baltimore or Philadelphia. During the late-eighteenth century and early-nineteen century, the Pacas, Hammonds, Carrolls, Chases, and Bordleys started their departures, first renting, and then selling their large estate houses.²¹

The nineteenth century is called Annapolis's "years between," because it was between Annapolis's "golden age" and the rapid physical and economic growth of the early-twentieth century. The city was stable; there was no great wealth nor great poverty. Most of the residents of Annapolis were still living around the harbor with very little growth or development in East or West Annapolis, where the property stayed in the hands of large estate holders (Figure 2).²²

¹⁹ Jane Wilson McWilliams, 117.

²⁰ Russell Wright, 17.

²¹ Russell Wright, 17 and Christopher N. Matthews and Mark P. Leone, 45.

²² Russell Wright, 13 and 18.

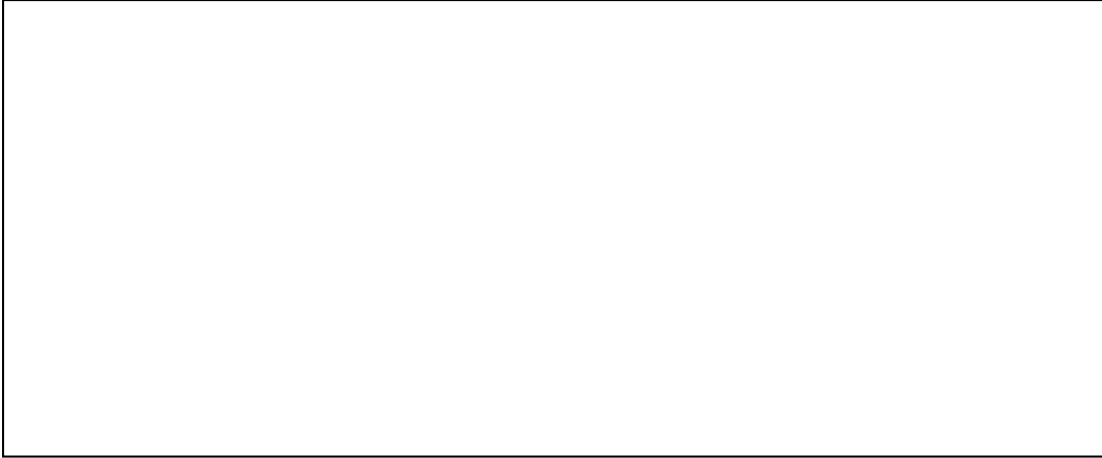


Figure 2: Bird's eye view of Annapolis in 1864 (Warren, Marion E., Mary Elizabeth Warren, Arthur C. Townsend et al. *The Train's Done Been and Gone: An Annapolis Portrait, 1859-1910: A Photographic Collection*, cover).

Annapolis's economy started to boom in the late-nineteenth century and with this the city began to grow beyond its eighteenth-century limits for the first time. The citizens made a concerted effort to shake its "ancient city" image, and enter the twentieth century. The government brought municipal services and amenities to the city. The economic focus shifted away from the harbor, and to the depot and railroad yards in West Annapolis. The railroad and depot attracted a new commercial economy. To house the people employed in the area, working class residences were built in West Annapolis. They were modest frame buildings, built close together, standing directly on the sidewalk.²³

East Annapolis also started to develop at the turn of the twentieth century, but unlike West Annapolis, it was not caused by commercial growth of the railroad. The growth in East Annapolis was a result of the United States Naval Academy campus expansion, and facilities upgrade in the 1890s. The expansion not only altered the physical appearance of the city but also helped the local economy through the

²³ Ibid., 20 and 21.

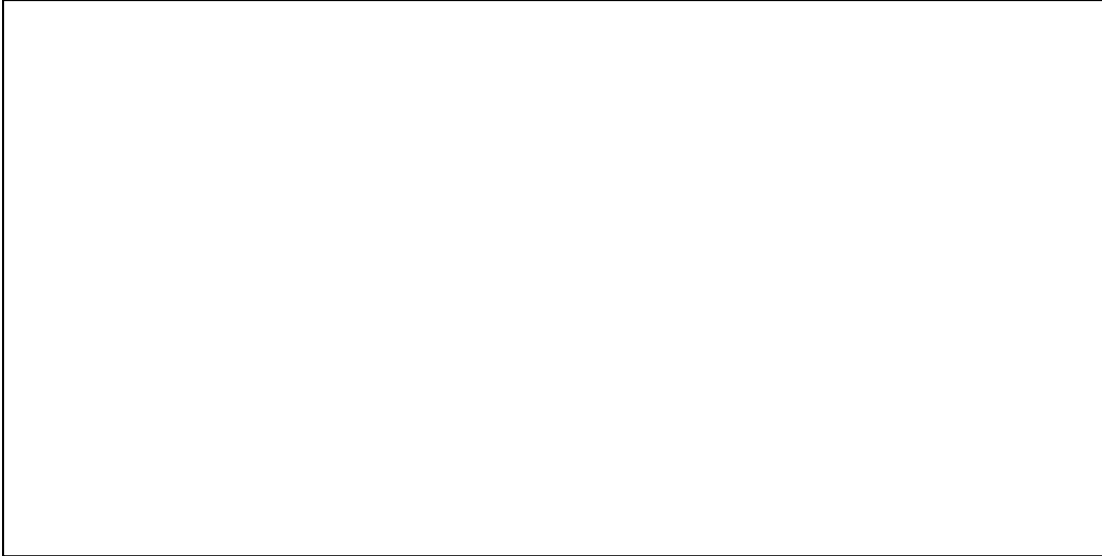


Figure 3: 1911 Photograph looking northeast to the Naval Academy from the Maryland State House dome. 86 Maryland Avenue is located above the beginning of the text. Photography by W. H. Wallace (Jane Wilson McWilliams, Annapolis, *City on the Severn: A History* (Baltimore: Johns Hopkins University Press, 2011), 252).

creation of jobs, and increased activity at the harbor with the shipment of building materials and supplies. With the Naval Academy expansion, Annapolis began to be marketed to naval officers as a place of residence, and East Annapolis became one of the main areas where they settled.²⁴

To meet the growing demands for houses and to support commerce in East Annapolis at the end of the nineteenth century, the large estates were subdivided into smaller parcels, and were gradually sold off (Figure 3).²⁵ By the mid-1890s, the blocks that were occupied by the Chase-Lloyd House, Ogle House and Bordley-Randall House were almost fully developed, and by 1913, the houses were completely engulfed by residential and commercial development.²⁶

²⁴ Ibid., 21 and 22.

²⁵ Kim Williams and L. Trieschmann, 1.

²⁶ Russell Wright, 22.



Figure 4: c. 1972 Photography of a fall street fair on Maryland Avenue. The commercial additions of 1 and 2 Randall Court are in the photography but the commercial addition on 86 Maryland Avenue had not yet been constructed (Jane Wilson McWilliams, Annapolis, *City on the Severn: A History* (Baltimore: Johns Hopkins University Press, 2011), 369).

Throughout the rest of the twentieth and into the twenty-first centuries, Annapolis continued to grow, but the changes to the historic city center have been minor (Figure 4). To this day, Annapolis walks a fine line between preserving the historic city, and allowing it to grow into the future.

Bordley-Randall Property History

86 Maryland Avenue property was once part of the Bordley and then Randall Estates. The original estate was bound by College Avenue (originally Tabernacle Avenue), Prince George Street, Maryland Avenue, State Circle, and North Street, and

were composed of Lots 76, 77, 78, 79, and 80 on the 1718 Stoddert Map (Figure 1).²⁷
86 Maryland Avenue sits on a portion that was Lot 79.

Thomas Bordley, an immigrant from England, came to Annapolis at the beginning of the eighteenth century when he decided to pursue a career in law and politics. Shortly after his arrival, he became the Surveyor General of the Western Shore, and then a year later was appointed the attorney general of the colony. While he was in that position, Bordley worked with Thomas Larkin to acquire 232 acres of the city. As part of that acquisition, Bordley laid claim to Lots 76, 77, 78, 79, and 80 on the 1718 Stoddert Map. There is some indication that he might have already occupied this property prior to 1718, but there is no concrete evidence due to the burning of the land titles. Around the same time, Bordley built the core of the current estate house, excluding the wings and hyphens.²⁸

In the first quarter of the eighteenth century, several different people owned sections of Lot 79 before it was officially transferred to Bordley in 1726. According to a 1714 deed, part of the lot was transferred to a Mr. Cook, who leased the property to Sutton in 1726. The 1718 Stoddard map indicates that Bordley owned the corner of State Circle and Maryland Avenue in partnership with William Bladen and William Tasker. During that same time, Lot 79 was transferred from Dulany to Tasker, and then from Tasker to Bordley. Although it appears that there were many people owning this lot of land, it would make more sense that Lot 79 was subdivided, and

²⁷ Christopher N. Matthews and Mark P. Leone, 17.

²⁸ *Ibid.*, 175, 17, and 19.

these different plots were transferred among different individuals, until Bordley acquired the entire plot.²⁹

Following Thomas Bordley's death in 1726, the property was transferred to his eldest son, Stephen Bordley. The property was transferred again in 1764, to John Beale Bordley, Stephen Bordley's half-brother, following Stephen Bordley's death. John Beale Bordley lived there until the late 1780s, when he decided to rent the property because he found Philadelphia a more appealing place to live. Prior to his death in 1804, John Beale Bordley arranged to sell the property to his tenant, John Johnson, but the sale did not go through until 1811. John Johnson immediately sold the property to William S. Green. Green lived there until 1845, when the property was taken from him, and put under the Trusteeship of James Boyle with an order to sell. Alexander Randall, a lawyer, civic leader, and politician, purchased the property in 1847. After he purchased the house and property, Randall expanded the estate house by adding a parlor and dining room to the back of the residence, with chambers over each room.³⁰

Randall began subdividing his property to sell for residential and commercial use (Figure 5). He wrote on April 4, 1868 in his diary that he had "[a]dvertised Lots for sale around..." the estate house.³¹ Several lots were sold and developed along Maryland Avenue between 1878 and 1883. Randall and his son John Wirt Randal constructed a double house on the corner of State Circle and North Street in 1878.

²⁹ Ibid., 19.

³⁰ Ibid., 20, 26, 27, 33, and 35 and Kim Williams and L. Trieschmann, 12.

³¹ Christopher N. Matthews and Mark P. Leone, 28.

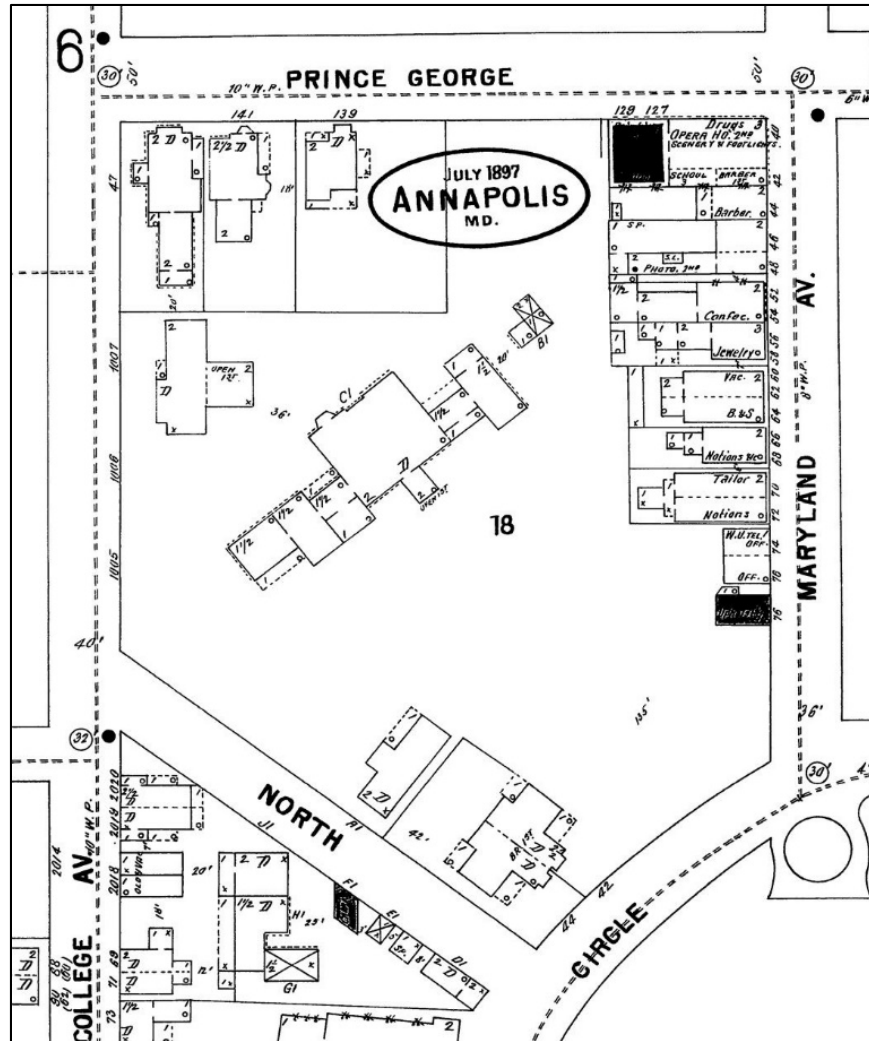


Figure 5: 1897 map of the Bordley-Randall estate prior to the construction of 86 Maryland Avenue (1897 Sanborn Fire Insurance Map of Annapolis).

When Alexander Randall died in 1881, the property was left to his wife Elizabeth Blanchard Randall, who continued to sell parcels of the property for development.³²

Following Elizabeth Blanchard Randall's death in 1895, the property was left to the Randall Trustees, John Wirth Randall and Blanchard Randall. The two men kept the estate house until 1929, when it was sold to St. John's College who leased it to R. T. H. Halsey. The college then sold it to Captain and Mrs. P. V. H. Weems in

³² Ibid., 28 and 33.

1939. The Bordley-Randall House remains a secluded dwelling that is surrounded by turn of the twentieth century residences and commercial buildings.³³

Randall Court History

Randall Court, a circular street that runs through the Bordley-Randall property, was originally a brick walkway leading from the Bordley-Randall House to State Circle. The Randall Trustees transformed the walkway into a road in 1897, which allowed for construction of houses that faced into a semi-private/semi-public lawn created on the interior of the estate.³⁴

A total of six units were developed along Randall Court. 4 Randal Court was the first to be sold and developed, and was the only single family dwelling. Between 1903 and 1913, 5 and 6 Randall Court were built as a colonial revival double frame house.³⁵

Between constructing the other two buildings, the triple unit of 1, 2 and 3 Randall Court was built by Ellen Cheston, daughter of Alexander Randall, at the corner of Maryland Avenue and State Circle.³⁶ It is speculated that the structure was designed by a son of Alexander Randall, but there is no definitive evidence to support that.³⁷ In 1920, the units were divided into three separate parcels, and deeded to individual members of the Randall Family.³⁸ They were used as residential rental

³³ Ibid., 33 and 37.

³⁴ Ibid., 33.

³⁵ Ibid., 34.

³⁶ Ibid.

³⁷ Sharon Kennedy (Chairwoman of the Annapolis Historic Preservation Commission and owner of the Bordley-Randall House) in discussion with the author, Amanda E. Moore, December 16, 2013.

³⁸ Kim Williams and L. Trieschmann, 12.

properties until the mid-to late-twentieth century when commercial additions were added along Maryland Avenue.

86 Maryland Avenue / 3 Randall Court History

86 Maryland Avenue is part of the triple unit of 1, 2, and 3 Randall Court, built between 1900 and 1903 (Figure 6a).³⁹ Between 1921 and 1930, following the division of the units into three different parcels, a small addition was erected on the back of the house (Figure 6b and c).⁴⁰ Subsequent to this, the unit passed through a series of owners who used it as a residential rental property.⁴¹ Many of the families renting the house were Naval Officers or individuals who worked at the Naval Academy.⁴² It stayed a residential unit until the late-twentieth century, when it was converted into a commercial business.⁴³ During the transition, the building was mixed use, serving as both a residential unit and commercial business (Figure 7). A single-story commercial addition was constructed behind the house along Maryland Avenue

³⁹ The date of construction was determined by maps and research. The attached houses do not appear on the 1897 Sanborn Maps, and are not listed in the 1900 U.S. Census, but do appear on the 1903 Sanborn Map. The tax assessment books for the letters A-K for the period 1896-1905 are missing at the Maryland State Archives, including the owner, Cheston; the assessment record information could not be researched to verify the date of construction range. 1900 United State Census for 3 Randall Court, Annapolis, Anne Arundel County, Maryland, June 9, 1900, Sheet 20, ancestry.com and “Insurance Maps of Annapolis, Maryland,” Insurance Maps of Annapolis, MD (New York: Sanborn-Ferris Map Co., 1903).

⁴⁰ The date of construction was determined by maps and research. The small addition does not appear on the 1921 Sanborn Map but does appear on the 1930 Sanborn Map. The date could not be narrowed, due to the fact that the property was not found in tax assessment books during that period. “Insurance Maps of Annapolis, Maryland,” *Insurance Maps of Annapolis, MD* (New York: Sanborn-Ferris Map Co., 1921) and “Insurance Maps of Annapolis, Maryland,” *Insurance Maps of Annapolis, MD* (New York: Sanborn-Ferris Map Co., 1930).

⁴¹ Kim Williams and L. Trieschmann, 12.

⁴² 1920 United State Census for 3 Randall Court, Annapolis, Anne Arundel County, Maryland, January 7, 1920, Sheet 6A, ancestry.com and 1930 United State Census for 3 Randall Court, Annapolis, Anne Arundel County, Maryland, April 22, 1930, Sheet 18B, ancestry.com.

⁴³ As seen in a 1973 photograph, at least the first floor of the unit was used as a commercial business. Photograph, Maryland Avenue Photograph Collection, Historic Annapolis Foundation Archives, 1973.

in 1980 (Figure 8).⁴⁴ The commercial structure was not initially attached, but sometime between 1993 and 2011 the two structures were connected.⁴⁵ It is during this time that the building became fully commercial.

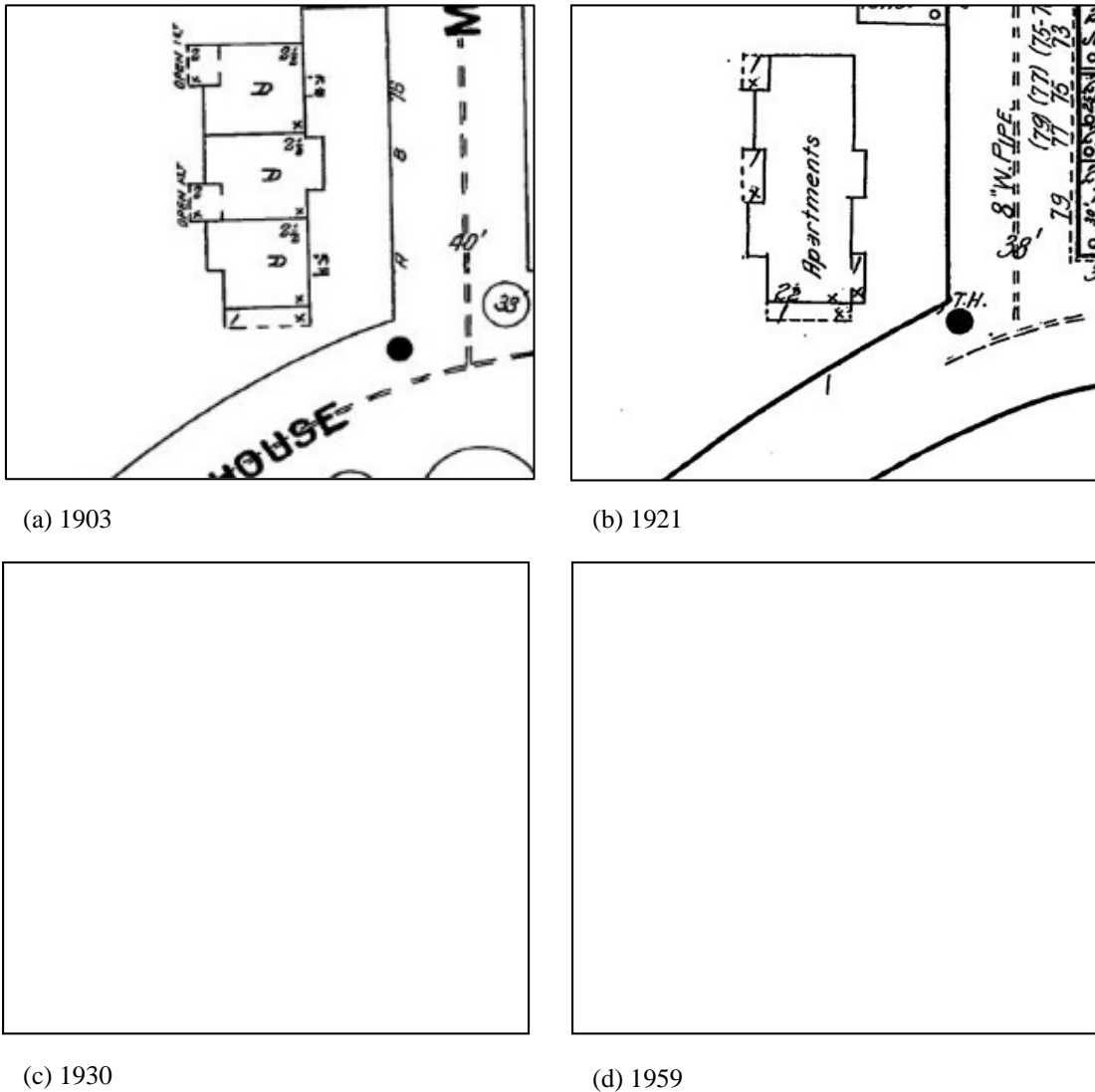


Figure 6: Maps of 86 Maryland Avenue / 3 Randall Court (Sanborn Fire Insurance Maps).

⁴⁴ The date of construction was determined through building permit application, and a 1980 photograph of the building under construction. 86 Maryland Avenue File, Historic Annapolis Foundation Archives, 1979-1980, and Photograph, Maryland Avenue Photograph Collection, Historic Annapolis Foundation Archives, 1980.

⁴⁵ It is evident that the original structure, and the 1980 commercial addition were not initially attached, due to a photograph taken in 1993 as part of a Maryland Inventory of Historic Properties. In 2011, when AIA Maryland took over ownership of the building, the two structures had been attached by an interior stair connector. Kim Williams and L. Trieschmann, 25, and AIA Maryland Offices Repairs and Renovations, Construction Drawings, Corkill Cush Reeves Architects, October 6, 2011, 2.



Figure 7: 1973 photograph of 86 Maryland Avenue (Historic Annapolis Foundation Archives).



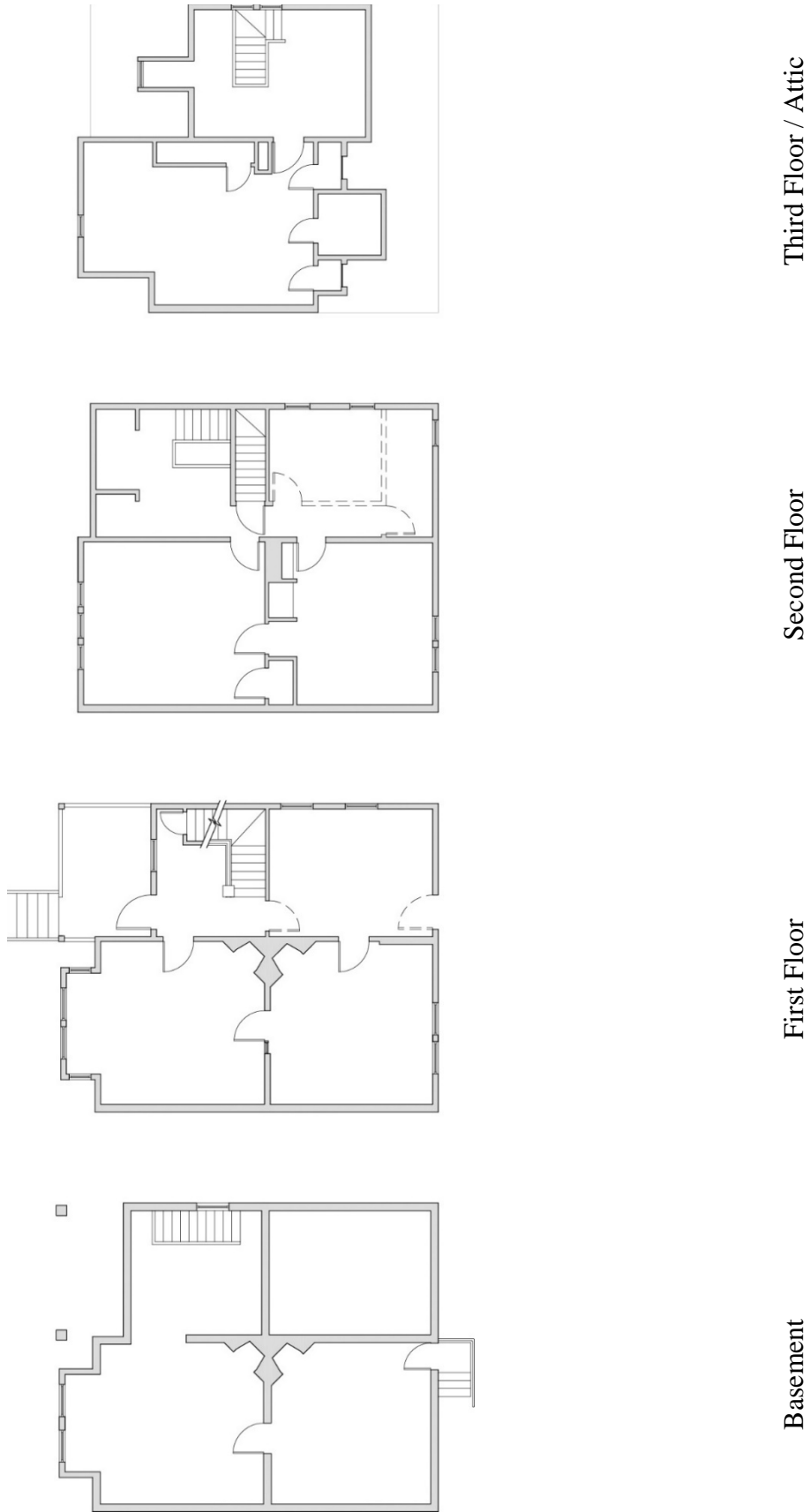
Figure 8: 1980 photograph of 86 Maryland Avenue's commercial addition under construction (Historic Annapolis Foundation Archives).

Chronology of Construction

As a result of examining a range of documentary sources (Sanborn Fire Insurance Maps, historic photographs, historic building surveys, and construction documentation) the building construction chronology has been determined and indicates five distinct building phases:

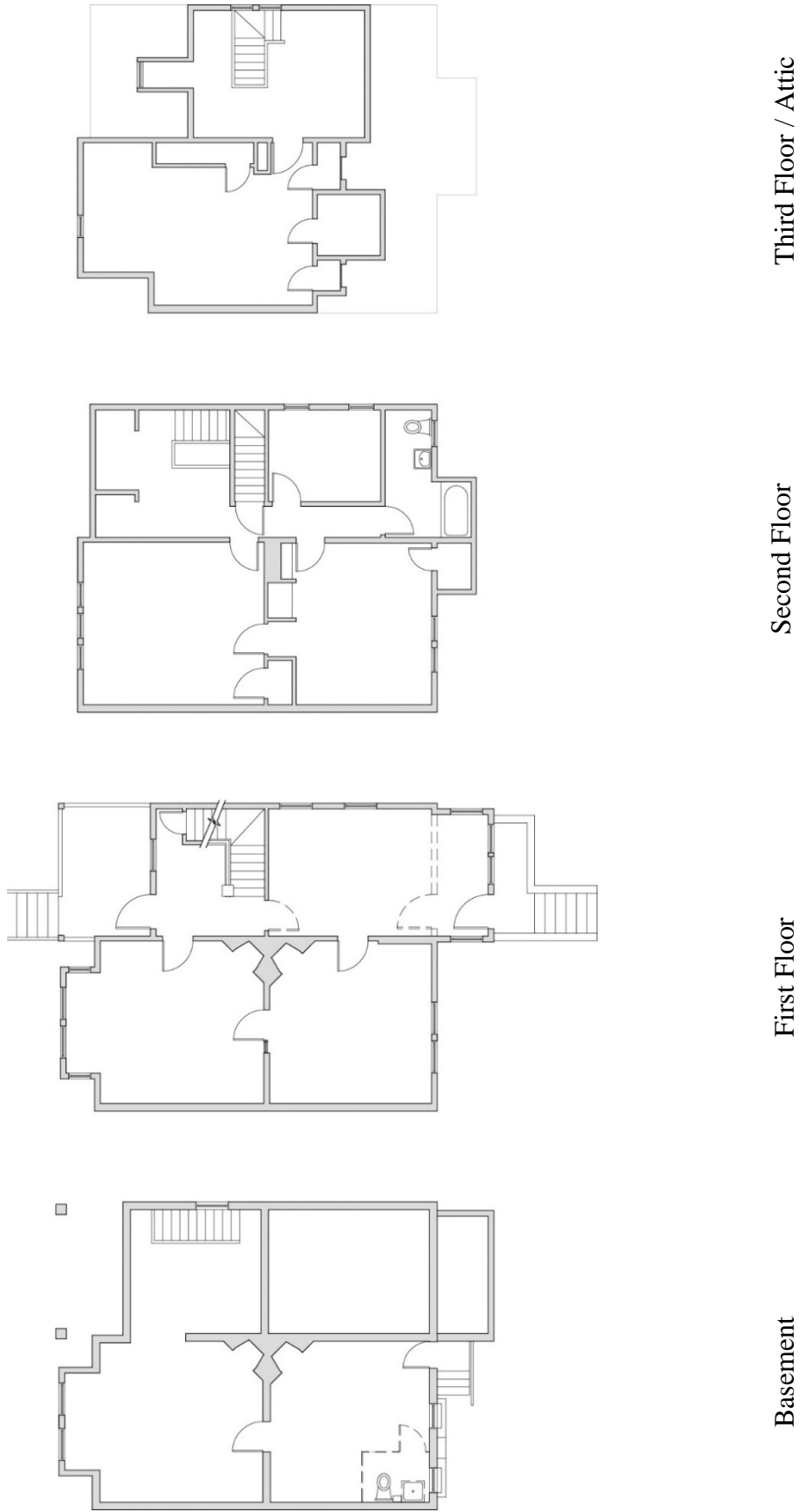
- 1903 - 1920s: The initial date of construction of the original building until the first addition.
- 1920s - 1979: Following the construction of the first addition until the 1980 commercial addition.
- 1980 to 1993-2011: Following the construction of the 1980 commercial addition, but prior to the connection of the two buildings.
- 1993-2011 to 2011: Following the connection of the two structures until the AIA Maryland renovation.
- 2011 to the Present (2014): The current layout of the building, following the AIA Maryland Renovation.

The following are floor plans that show this building chronology as best understood at this time. The dashed lines represent walls and elements that likely were installed, but which have not been confirmed (Figure 9 through 13).



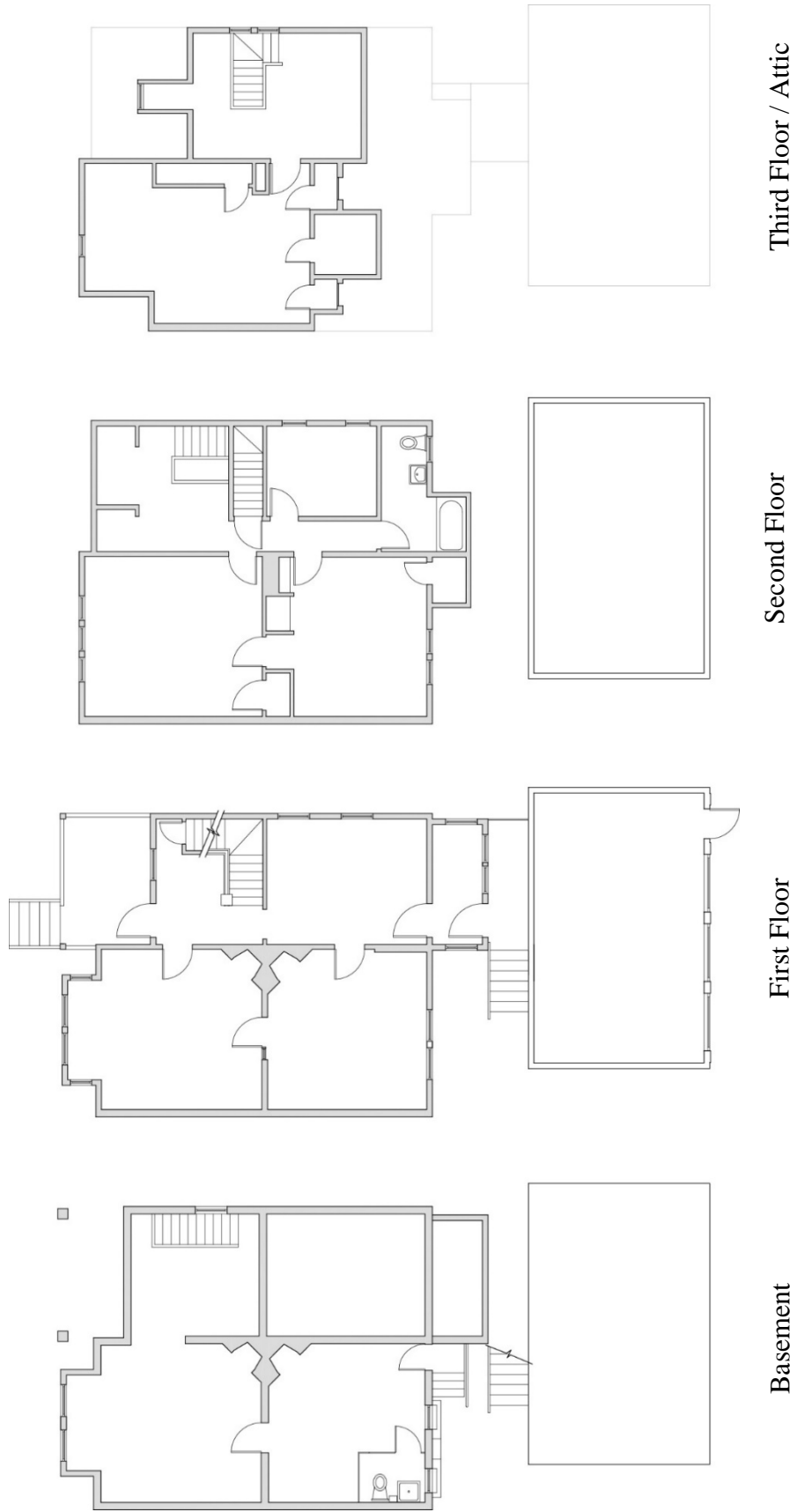
Phase 1: 1903 - 1920s, the initial date of construction of the original building until the first addition (Figure 9).





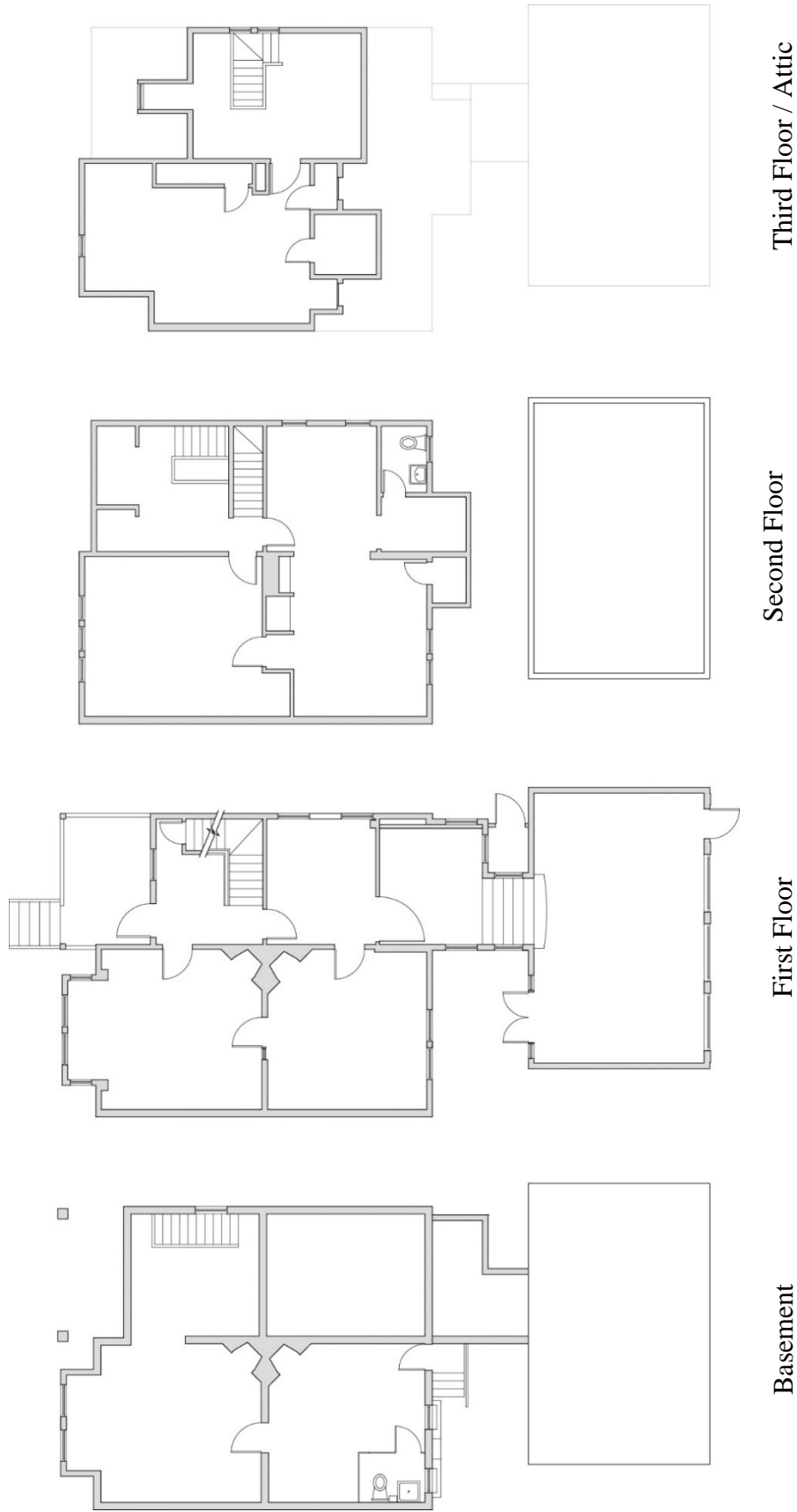
Phase 2: 1920s – 1979, following the construction of the first addition until 1980 commercial addition (Figure 10).





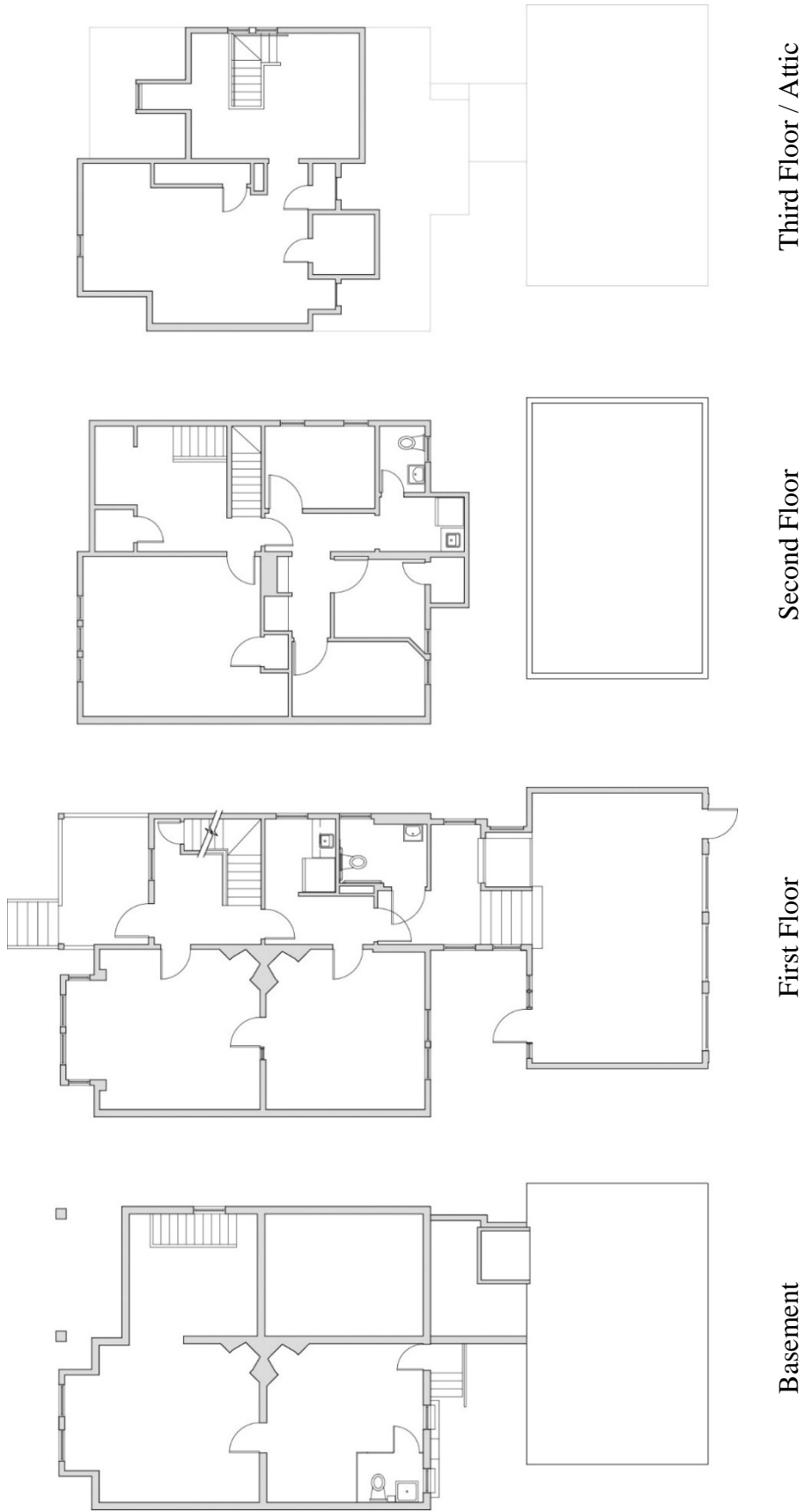
Phase 3: 1980 to 1993-2011, following the construction of the 1980 commercial addition, but prior to connecting the two buildings (Figure 11).





Phase 4: 1993-2011 to 2011, following the connection of the two structures until the AIA Maryland renovation (Figure 12).





Phase 5: 2011 to the Present (2014), the current layout of the building, following the AIA Maryland Renovation (Figure 13).

Chapter 3: Architectural Context

Architectural Description

Site

86 Maryland Avenue is located along the southeastern edge of the original Bordley-Randall Estate at the intersection of Maryland Avenue, State Circle, and Randall Court (Figure 14). It is the northeast unit of a three-unit house that was originally built to face into Randall Court, and set back from Maryland Avenue. Today the building abuts the sidewalk of Maryland Avenue, and continues the rhythm of the commercial store fronts along the streetscape.

Exterior

The three-part structure that contains 86 Maryland Avenue was designed to appear as one large single family dwelling. It is an asymmetrical, shingle-style frame house sitting on a raised six-course common bond brick foundation/basement. The entire structure has a standing seam metal side-gable roof, painted red, with overhanging eaves. It is likely that the roof was originally clad with cedar shingles, and was so until the 1920s when it was replaced by a metal roof. One of the shingle roofs is encased under the current metal roof.⁴⁶ The first floor of the original structure is finished in stucco. The second floor is clad in rectangular wood shingles, and the third floor/attic is clad in fishscale wood shingles. Both sets of shingles are painted except those at the southeast elevation, which were left unfinished. There is evidence that all of the windows had shutters at one time, and at least by the 1970s, storm

⁴⁶ 1903 Sanborn Insurance Map and 1930 Sanborn Insurance Map

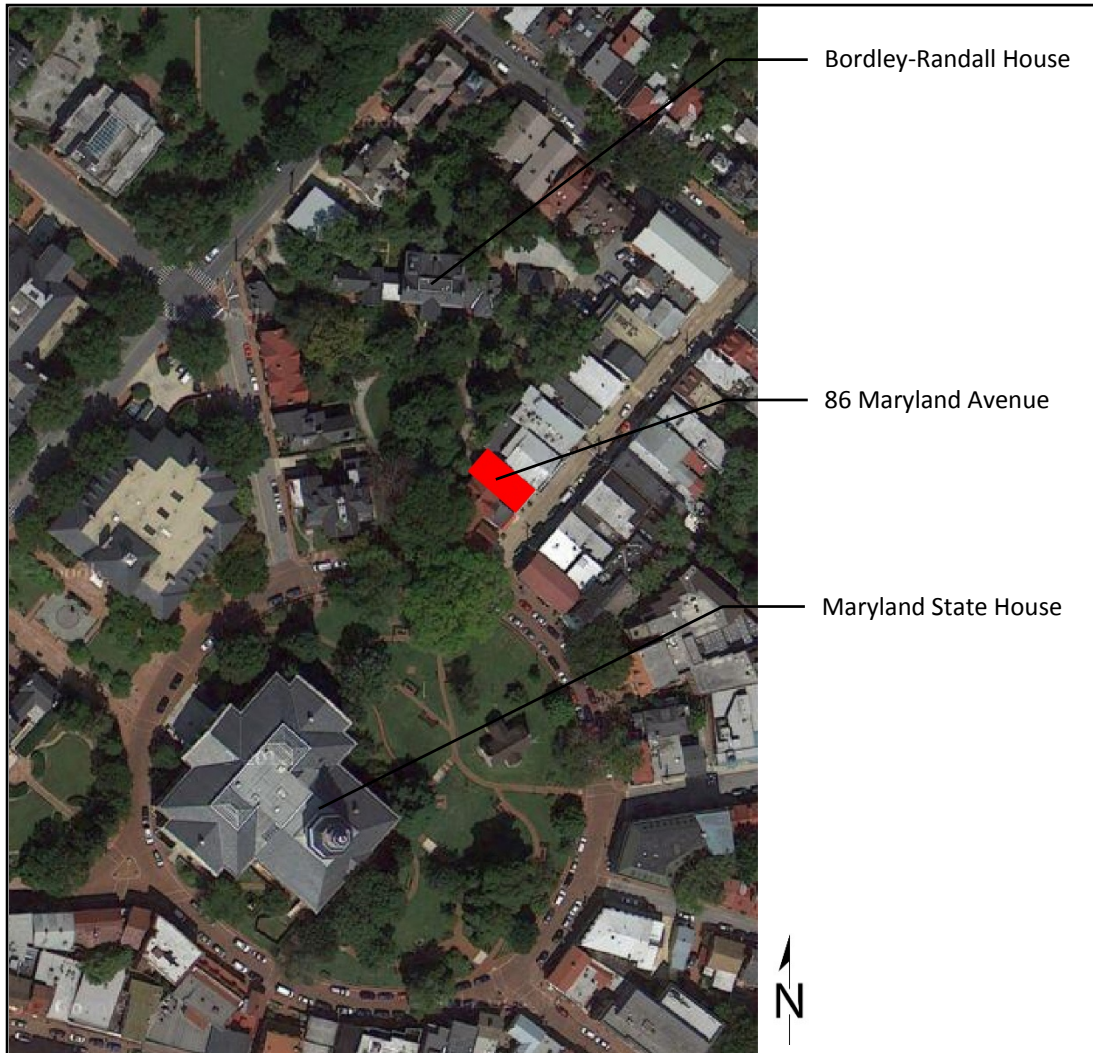


Figure 14: Aerial view of 86 Maryland Avenue. Satellite imagery from <https://maps.google.com/>.

windows had been installed over the current sashes. Although they have been removed, there is still evidence of the storms on four of the windows. The northwest elevation, which faced inward to Randall Court, was the historic primary elevation. It clearly defines the three individual structures with three projecting asymmetrically placed cross gables, and single-flue brick chimneys centered on each of the units (Figure 15). Originally the southeast elevation looked more like a single dwelling



Figure 15: Northwest elevation of 1, 2 and 3 Randall Court.

with a slightly off-centered projecting cross gable.⁴⁷ Today the historic southeast elevation is covered by three separate one-story single-pile commercial additions and has become the primary elevation.

The northwest elevation of 86 Maryland Avenue is subdivided vertically into two sections (Figure 16). Positioned on the northern half is a single-story porch that is pulled under the main roof, and supported on a brick pier foundation. The roof of the porch is supported by two square stuccoed columns. A solid stuccoed half-wall acts as a railing for the porch. The southern half of the width of the porch is open to six wooden steps that lead to a brick path and then to Randall Court. Centered on the

⁴⁷ Kim Williams and L. Trieschmann, 8.



Figure 16: Northwest elevation of 86 Maryland Avenue /
3 Randall Court.

stairs is a single door composed of glass panes (subdivided into fifteen lights, three lights in five rows) set in wood, protected by a glass-and-metal storm door. Above the door is a rectangular transom that is subdivided into three lights. To the north of the door, still under the porch, is a twelve-over-twelve single-hung wood window. Centered on the porch about halfway up the roof is a dormer with a standing seam shed roof, and a smaller non-original four-over-one single-hung wood window.

On the southern half of the northwest elevation is a projecting cross gable, and on the first floor is a stuccoed square bay sitting on a brick foundation.⁴⁸ In the foundation, centered on the northwest elevation of the square bay are two, two-pane rectangular awning wood windows, which are fixed in place, and covered with plywood. Centered at the first floor of the square bay is a pair of twelve-over-twelve single-hung wood windows. On both the northeast and southwest elevations of the square bay is a nine-over-nine single-hung wood window. Centered at the second floor is a run of three smaller four-over-one single-hung wood windows. These windows could be original to the building because in the first-quarter of the twentieth century, windows occasionally featured multi-pane upper sashes with a single-pane lower sash.⁴⁹ At the attic, centered in the gable, is a small non-original four-over-one single-hung wood window.

The northeast elevation of the original structure features an asymmetrical gabled end roof. In the brick foundation, located just north of the gable, there is a two-pane rectangular awning wood window, which is currently fixed in place. There are two twelve-over-twelve single-hung wood windows at the first floor. The first is just off-center to the east of the gable, and the second is centered on the eastern half of the elevation. At the second floor there are two smaller four-over-one single-hung wood windows located directly above the first floor windows. Centered in the gable at the attic is a pair of smaller six-over-six single-hung wood windows.

⁴⁸ The square bay is not original to the house. This is evident in the basement where the original foundation was modified to allow for the construction of the square bay foundation. *Ibid.*, 9.

⁴⁹ Lisa M. Craig and Shari Pippen, *Building in the Fourth Century: Annapolis Historic District Design Manual* (Annapolis, MD: Annapolis Historic Preservation Commission, 2011), 48.

On the northeast elevation, to the east of the original structure is the two-story small addition. The first floor stuccoed wall surface steps back five inches (5") from the original building. The second floor rectangular shingled wall surface steps back about six-and-a-half feet (6'-6") from the original building. The main standing seam roof covers the second floor portion of the addition. While a standing seam metal shed roof, painted red, covers the first floor. Located in the triangle formed by the shed roof is wooden ship-lapped siding with wood trim. Centered on the first floor is a six-pane (three lights in two rows) rectangular casement wood window, which is fixed in place.

A seven foot-wide (7'-0") stairway was built to connect the original building to the commercial addition. During the 2011 renovation, this space was reconfigured to allow for an ADA lift to be installed. This required the northeast wall to be moved so the wall is only recessed eight inches (8"). The connector is clad in a flat wood siding, and covered with a corrugated fiberglass shed roof. Centered in the wall, but taking up most it, is a fixed-in-place door composed of glass panes (subdivided into fifteen lights, three lights in five rows) set in wood with a modern wall running behind it.

The northeast and southwest elevations of the one-story commercial addition are clad in a wooden board and batten siding, and are covered by a side gable asphalt shingle roof. The gable ends are covered by a parapet on the southeast and northwest elevations.

A portion of the original structure is visible on the southeast elevation behind the commercial addition, because the addition does not fully abut the original



Figure 17: Eastern corner of 86 Maryland Avenue showing the painted and unpainted shingles.

structure. The southeast elevation is subdivided into three parts. Centered on the southern section in the foundation are two one-over-one single-hung wood windows. The southern of the two windows is covered by a corrugated plastic awning. To the north of the windows, are stairs leading to the basement. At the bottom of the stairs, there is a stile-and-rail wood door with an inset window currently covered by plywood. Centered at the first floor is a pair of twelve-over-twelve single-hung wood windows. Directly above them on the second floor is a pair of smaller four-over-one single-hung wood windows. The center section at the second floor is a solid projecting square bay. In the northern section, centered at the second floor is a small



Figure 18: Southeast elevation of 86 Maryland Avenue's commercial addition.

six-pane (three lights in two rows) rectangular casement wood window, which is fixed in place.

The southeast elevation of the commercial addition is finished in stucco with a parapet (Figure 18). The elevation is divided into four bays. Each of the southern three bays contain a single large nine-pane (three lights in three rows) fixed window over a recessed panel. In the northern bay, there is a wooden stile-and-rail door with an inset window (subdivided into nine lights, three lights in three rows). Above the door is a rectangular transom (subdivided into three lights). On the side of each window and the door is a wooden pilaster. Above them is a flat wood panel topped with projecting wood trim.



Figure 19: Southwest elevation of 86 Maryland Avenue's small addition and the stair connector.

The northwest elevation, or back of the commercial addition, is clad with wooden board and batten siding with a wooden parapet. Centered on the elevation is a door composed of glass (subdivided into eighteen lights, three lights in six rows) set in wood. To the north of the door are two sidelights; one subdivided into six lights (one light in six rows), and the other subdivided into twelve lights (two lights in six rows). To the south of the door, is one sidelight subdivided into twelve lights.

On the southwest elevation of the connector, a corrugated fiberglass shed roof extends beyond the wall surface creating an exterior covered area. The walls are

covered in flat wood siding. Centered on the wall is an eighteen-pane (three lights in six rows) fixed window.

The southwest elevation of the small addition is similar to the northeast elevation (Figure 19). The first floor roof, and the second floor projecting square, overhangs the first floor creating a covered exterior space. Located in the triangle formed by the shed roof, is wooden ship-lapped siding with wood trim. Centered on the first floor, is a six-pane (three lights in two rows) rectangular casement wood window.

Basement

The basement of the original house is subdivided into four spaces – three rooms, and one crawlspace. Two of the rooms are located along Randall Court, and the other is in the southern quadrant, along Maryland Avenue. The crawlspace is located in the eastern quadrant, and extends under the small addition.

The basement can be entered in two locations, from stairs from the first floor along the northeast wall, and from an exterior door on the southeast wall. Most of the walls are exposed brick, painted, and the floor is concrete.

The northern room is without a ceiling: leaving the first floor structure and flooring, mechanical, plumbing, sprinkler, and electrical systems exposed. Along the northeast wall are the stairs leading to the first floor, and a two-pane rectangular awning wood window, which is fixed in place. There is an opening in the southwest wall to the western room.

The western room also has no ceiling, leaving the floor structure and infrastructure exposed. There is an opening in the northeast wall that leads to the

northern room. The northwest wall steps out to create the foundation for the first floor square bay. Centered in the step-out are two, two-pane rectangular awning wood windows, which are fixed in place, and covered with plywood. Centered on the southeast wall is a wooden door leading to the southern room. In the eastern corner of the room is the brick foundation for the corner fireplace above, and the underside of the brick hearth.

The southern room is unlike the rest of the basement because the walls and ceiling are finished with plaster. In the northern corner, there is the brick foundation for the corner fireplace above. Centered on the northwest wall, is the wooden door that leads to the western room. Located in the southern corner is a wooden stall that conceals a toilet and sink. Evenly spaced along the southeast wall are two one-over-one single-hung wood windows, and a stile-and-rail wood door with an inset window, which is covered with plywood.

First Floor

The structure originally had a four-room floor plan, similar to the basement. Three of the four rooms are still open, but the fourth has been subdivided. The small addition consists of a room that is open to the stairs and to the commercial addition.

The first floor can be entered from three locations. The first is the original front door from the porch, and is located on the northwest wall of the northern room. The second is the new front door from Maryland Avenue. It is located on the southeast wall of the commercial addition. The third is the courtyard door located on the northwest wall of the commercial addition.

Throughout the first floor, the historic walls and ceiling are finished in plaster. The new ceiling and wall are painted drywall. The floors are wood and appear to be original. Around all of the doors and windows is bullseye trim, most of which looks to be original.

The northern room of the original structure is the stair hall. It has always served this function. The crown molding around this room is not original, and was added between 1993 and 2011. Exposed sprinkler system piping runs along the ceiling. The stairs to the second floor are located along the northeast and southeast wall, and are open to the room. The stair treads are original, but the original balustrades and handrail were replaced between 1993 and 2011. The enclosed stairs to the basement are along the northeast wall under the second floor stairs and are accessed through a metal fire door added in 2011. An original radiator, which is now covered, is on the wall enclosing the basement stairs. Along the northwest wall is a twelve-over-twelve single-hung wood window with the original glass-and-wood main door and transom. On the southwest wall is a non-original metal stile-and-rail door that leads to the western room. In addition to the second floor stairs on the southeast wall, there is a non-original metal stile-and-rail door that leads into the eastern set of rooms.

The western room of the original structure probably initially functioned as a front parlor, and is now a conference room. Along the ceiling is crown molding, which appears to be original, and exposed sprinkler piping. Centered on the northeast wall is the metal door that leads to the stair hall. The square bay is centered on the northwest wall with the pair of twelve-over-twelve single-hung wood windows on its



Figure 20: Corner fireplace in the AIA Maryland Executive Director's.

northwest wall, and one nine-over-nine single-hung wood window on both the northeast and southwest walls. Underneath the windows is an original radiator that is now covered. Along the southeast wall is a door composed of glass (subdivided into fifteen lights, three lights in five rows) set in wood leading to the southern room with a side light (subdivided into five lights). In the eastern corner, there is a fireplace with original detailing and brick hearth. The mantel is supported by two frieze blocks and two fluted Ionic columns. The entablature of the mantel is ornamented with a raised garland motif.

The southern room probably originally functioned as a dining room, and is currently the AIA Maryland's Executive Director's office. On the northwest wall is an original wooden stile-and-rail door that leads to the eastern set of rooms. In the northern corner is a fireplace with original detailing and brick hearth (Figure 20). The mantel is supported by two carved brackets which are each supported by an attenuated, unfluted Ionic columns. Centered under the mantel is an unsupported bracket with garland relief molding on either side in the entablature. On the northwest wall is the glass-and-wood door and side light that lead to the front parlor/conference room. Centered on the southeast wall is a pair of twelve-over-twelve single-hung wood windows. Under the windows there is an original radiator that is covered.

The eastern set of rooms originally were one room that has been subdivided, and reconfigured several times. It is believed to have originally housed the kitchen. Between 1993 and 2011, the space was subdivided into two spaces. The space was reconfigured into a kitchenette, toilet room, and a hall in 2011. The kitchenette is located in the northern section of the suite of rooms. There is crown molding along all the walls but only that on the southeast wall appears to be original. There is a twelve-over-twelve single-hung wood window on the northeast wall. There is built-in cabinetry, a sink, and a refrigerator along the southeast wall.

The hall runs the length of the dining room/office and is subdivided into two spaces by a non-original wooden stile-and-rail door. On the northern half of the hall, only the crown molding on the northwest and southwest walls appear to be original. There is an opening to the kitchen on the northeast wall. Centered on the northwest wall is a metal stile-and-rail door that leads to the stair hall. On the southwest wall is

a wooden door that leads to the dining room/office. The door that subdivides the hall is centered on the southeast wall. On the southern half of the hall, there is crown molding on all the walls but only the crown molding on the southwest wall appears to be original. On the northeast wall there is a non-original wooden stile-and-rail door that leads to the toilet room. The door that subdivides the hall is centered on the northwest wall. The southeast side of the space is completely open to the two additions. The wooden floors are not original.

The toilet room has non-original crown molding. There is a twelve-over-twelve single-hung wood window on the northeast wall. Along the southeast wall there is a non-original wooden door that leads to the hall. The toilet is on the northwest wall and the sink on the northeast wall. The wooden floors are not original.

Currently, the small addition functions as a reception area, but it was previously used as a toilet room, kitchenette and hall. The crown molding is slightly different than the rest of the first floor, and all except that on the northwest wall appears to be original. There is a six-pane (three lights in two rows) rectangular casement wood window, which is fixed in place on the northeast wall. A portion of the northwest wall is open to the hall. On the southwest wall, there is a six-over-six single-hung wood window. The entire southeast wall is open to the stairs and ADA lift.

The connector between the original structure and the commercial addition was originally only the width of the stairs. The northeast wall was reconfigured and the width of the stairs was reduced to allow for the installation of an ADA lift in 2011. In



Figure 21: Stained-glass skylight in the ceiling on the stair connector.

the ceiling, there is a stained-glass glass skylight, which is currently covered (Figure 21). On the southwest wall at the stairs is a fixed window (subdivided into eighteen lights, three lights in six rows).

The commercial addition has a lay-in ceiling with painted plaster walls and an exposed concrete floor. A portion of the northwest wall is open to the stairs, ADA lift, and the rest of the building. Next to the opening is the glass door and side lights that lead to the exterior courtyard. Along the southeast wall are three fixed windows (subdivided into nine lights, three lights in three rows), and a stile-and-rail door and transom that lead to Maryland Avenue.

Second Floor

The second floor has seen the most changes to its original floor plan. The original floor plan consisted of a central corridor, with three rooms off of it and terminates at a kitchenette. Between 1993 and 2011, the second floor was rearranged and one of the rooms removed. In 2011, the second floor was reconfigured into its current floor plan with a central corridor and two rooms, a toilet room, and a hall off of it. It now terminates at a kitchenette.

Throughout the second floor, the historic walls and ceiling are finished in plaster. The new ceiling and wall are painted drywall. The floors are carpeted, but it is thought that the original wood floors are under the carpet. The original trim is fluted and beaded, and is still around the original doors. Around the non-original doors is bullseye trim. The crown molding appears to have been replaced, and the sprinkler system piping is exposed.

The northern room or stair hall is the only way to enter the second floor. The stairs from the first floor run along the northeast wall. Until 2011, there was an opening in the floor in the center of the room that left the stairs more open. Along the northwest wall there are two closets. The larger of the two is open, and the second has an original wooden stile-and-rail door, although not original to that location. There is a non-original metal stile-and-rail door to the western room on the southwest wall. On the southeast wall, there is a second non-original metal stile-and-rail door that leads to the central corridor. Running along the southeast wall are the third floor stairs to the third floor/attic enclosed in bead board.

The western room is the only space left intact on the second floor. It was originally a bedchamber and is currently a conference room. Along the northeast wall is the metal door that leads to the stair hall. There is a run of three four-over-one single-hung wood windows on the northwest wall. Centered on the southeast wall is an original stile-and-rail wooden door that initially led to another room that now leads into a closet. To the south of the door, there is an open closet with book shelves; it originally had a door.

The southern set of rooms was originally a single room, and is currently subdivided into a hall and two offices. In the hall, there are two built-in book shelves on the northwest wall. There is a non-original wooden stile-and-rail door leading into one of the offices on the southwest wall. On the southeast wall, there is another non-original wood stile-and-rail door leading into the second office. In both offices there is a four-over-one single-hung wood window on the southeast wall. The second office has an enclosed closet with an original wooden stile-and-rail door on the southeast wall.

The eastern room is an office that was constructed in 2011, but it is in the approximate location of an original room. There are two four-over-one single-hung wood windows on the northeast wall. On the southwest wall, there is a non-original wooden stile-and-rail door that leads to the central hall.

South of the office, off the central hall, is a toilet room. There is a non-original wooden stile-and-rail door that leads to the central hall on the southwest wall. Centered on the southeast wall is a small six-pane (three lights in two rows) rectangular casement wood window, which is fixed in place.

The central hall terminates at a small kitchenette. Along the southeast wall, there is built-in cabinetry and a refrigerator.

Third Floor/Attic

The third floor/attic is subdivided into two rooms with one room in the northeast, and the other in the southwest. The stairs from the second floor are the only way to enter the third floor, and unlike the second floor, they are open. The walls are finished in plaster and the floors are carpeted. The ceiling is finished in a rough plaster that follows the slope of the roof, and the sprinkler system piping is exposed.

In the northeastern room, the opening for the stairs cuts through the center of the space. There is a pair of six-over-six single-hung wood windows on the northeast



Figure 22: Historic door hinges on a door on the third floor.

wall. Centered on the northwest wall is a dormer with a small non-original four-over-one single-hung wood window. Along the southwest wall is an original wooden stile-and-rail door that leads to the southwest room.

The southwestern room is located in the projecting gable. On the northeast, there is the wooden door leading back to the northeastern room. To the north of it, is an enclosed closet with an original wooden stile-and-rail door. Centered on the northwest wall is a non-original four-over-one single-hung wood window. There are three closets along the entire length of the southeast wall; two are enclosed with original wooden stile-and-rail doors and one is open.

Mechanical Systems

The building originally was heated using a radiant heat system. The radiators are still installed throughout the first floor, but they are no longer working. Originally, there was no system to cool the building. There is evidence that the mechanical system was changed and updated because there is an inoperable National-US Radiator gas boiler installed in the basement (Figure 23).⁵⁰

Today, the building is heated and cooled by heat pumps and air handling units. A heat pump and air handling unit were installed along with new duct work and

⁵⁰ The National-US Radiator a Division of Crane Company was installed between 1959 and 1961, and was still used until at least the 1990s. The installation date of the gas boiler was determined by research of the company. National-U.S. Radiator was acquired by Crane Corporation in December 1959, and then sold in January 1961 to Glidden Corporation. So the only way the gas boiler would be labeled at National-U.S. Radiator a Division of Crane Corporation would be because it was manufactured, and installed during the short period of time that National-U.S. Radiator was owned by Crane Corporation. On the gas boiler itself, there is a service record which shows that last day it was serviced as 1994. Randy Whittle, *Johnstown, Pennsylvania: A History Part II, 1937-1980* (Charleston, SC: The History Press, 2007).



Figure 23: Old gas boiler by the National-US Radiator Division of Crane Company still installed in the basement.

registers throughout the second and third floors in 2011.⁵¹ The first floor's radiator system was replaced with heat pumps and an air handling unit in 2013.⁵²

Electrical Systems

It is probable that the building did not have an electrical system installed when it was constructed.⁵³ If not original to the building, the electrical system would have been installed in the first quarter of the twentieth century.

⁵¹ AIA Maryland Offices Repairs and Renovations, Construction Drawings, 6.

⁵² AIA Maryland HVAC Punch List - Gallery and Office, Corkill Cush Reeves Architects, June 18, 2013 and Proposal, M.E. Energy Services, May 9, 2013.

⁵³ Most residents of Annapolis used gaslights well into the twentieth century, although Annapolis electrified their streetlights, Council Chamber, Assembly Room and fire department in 1889. Jane Wilson McWilliams, 220.

The current electrical system was upgraded with new wiring in 2011, but most of the outlets were reused along with the panel boards.⁵⁴ In addition, new light fixtures were installed.⁵⁵

Plumbing System

When the house was constructed, it was probably connected to the Annapolis water company, which brought fresh water into the structure.⁵⁶ Since then the system has probably been updated. The only change made to this system during the 2011 renovation was the installation of a new water service pipe from the city main line to the building.⁵⁷

There is uncertainty if the building had indoor plumbing when it was built or if it is was added at a later date.⁵⁸ It could have been added with the small addition because piping for a sink was found in one of the walls.⁵⁹ During the 2011 renovation, the only change made to the waste management system was the addition of a bathroom on the first floor.⁶⁰

⁵⁴ Pam Rich (AIA Maryland Executive Director), in discussion with the author, Amanda E. Moore, December 16, 2013.

⁵⁵ AIA Maryland Offices Repairs and Renovations, Construction Drawings, 7.

⁵⁶ This is probably the case because the City Council directed that all households be connected to Annapolis Water Company main lines by January 1, 1905. Jane Wilson McWilliams, 213.

⁵⁷ AIA Maryland Office Renovation, Observation Report No.4, Corkill Cush Reeves Architects, October 27, 2011.

⁵⁸ Although the city had did have some form of a sewer system as early as 1900, the use of privies and cesspools were not banned until 1931 with the mandate that every house be connected to the improved sewer system. Jane Wilson McWilliams, 41 and 28.

⁵⁹ The piping was found in 2011 when the wall was opened. Observation Report No. 5, Corkill Cush Reeves Architects, October 31, 2011.

⁶⁰ AIA Maryland Offices Repairs and Renovations, Construction Drawings, 3.

Sprinkler System

The installation of the sprinkler system was started prior to 2011, but only the first floor was completed. The first floor system was modified to provide coverage to the new spaces, and the sprinkler system was installed throughout the second and third floors in 2011.⁶¹

Historic Character-Defining Spaces

Character-defining spaces give the building its overall physical form and shape. Caution should be exercised when modifying the building that would radically change, obscure, damage or destroy these spaces. At the end of this section are floor plans that can be used as guides to help identify and prioritize the spaces (Figures 24 through 27).

First Floor




- Stair Hall
- Parlor Room/Conference Room
- Dining Room/AIA's Executive Director's Office

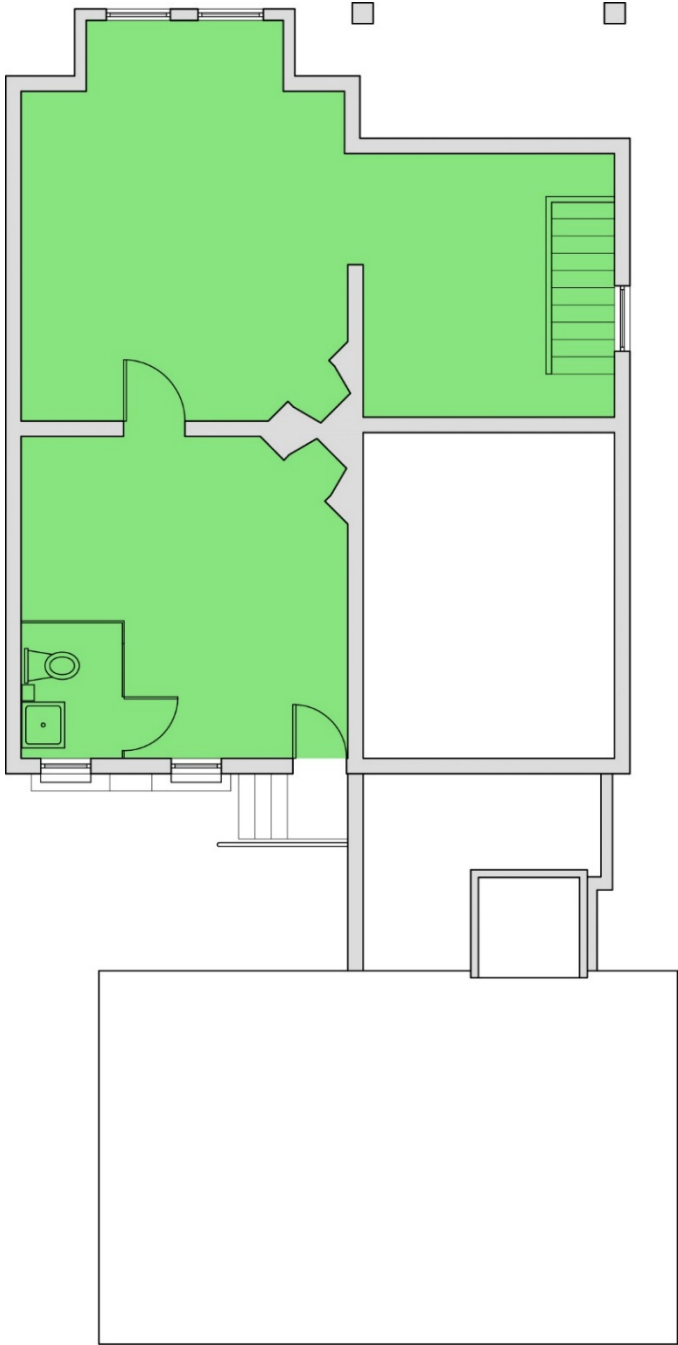
Second Floor

- Chamber/Conference Room




⁶¹ Ibid., 5.

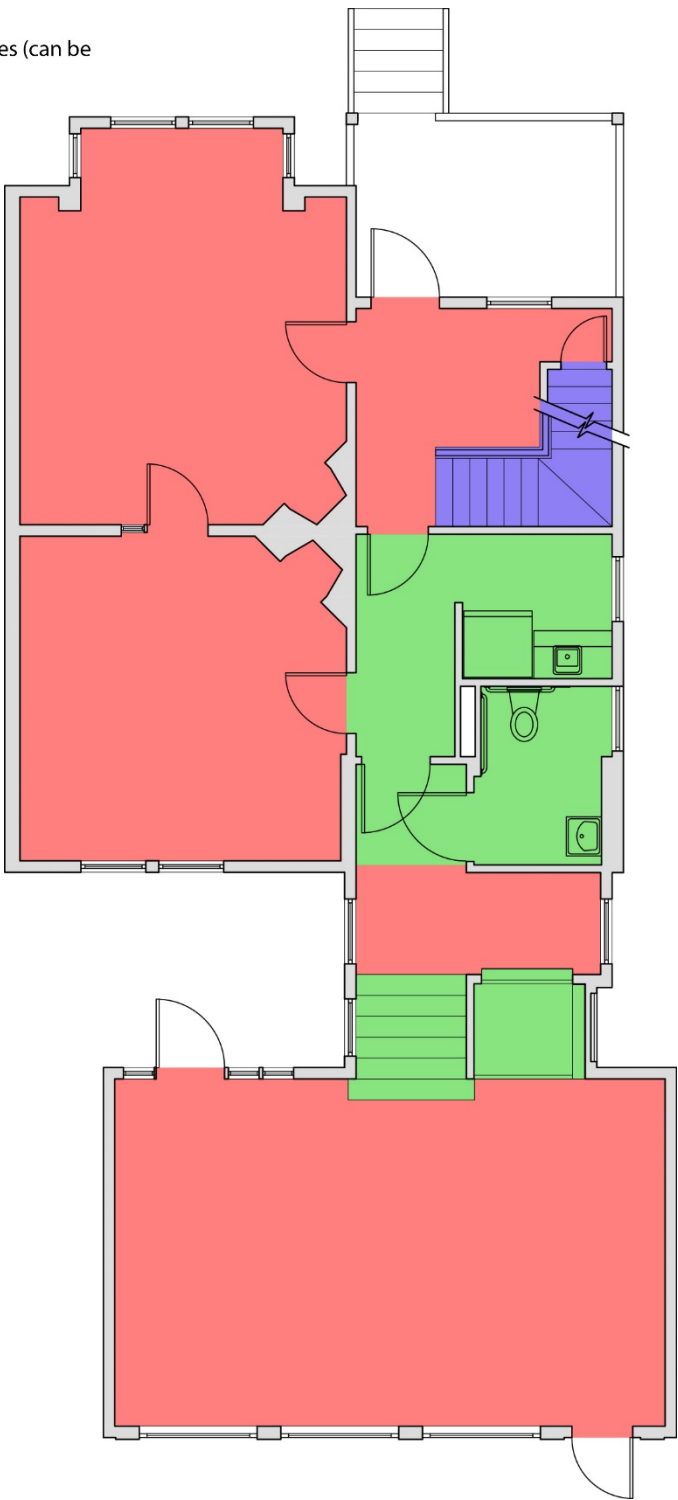
Character-Defining Spaces: Basement (Figure 24).

-  High Character-Defining Spaces (should not be modified or changed)
-  Medium Character-Defining Spaces (can be modified or changed but special care should be taken)
-  Low Character-Defining Spaces (can be modified or changed)






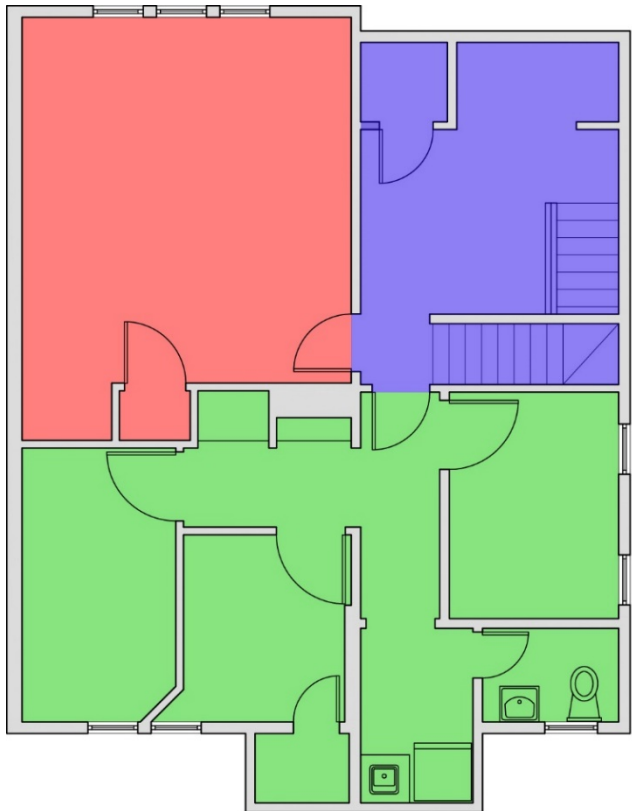
Character-Defining Spaces: First Floor (Figure 25).

-  High Character-Defining Spaces (should not be modified or changed)
-  Medium Character-Defining Spaces (can be modified or changed but special care should be taken)
-  Low Character-Defining Spaces (can be modified or changed)






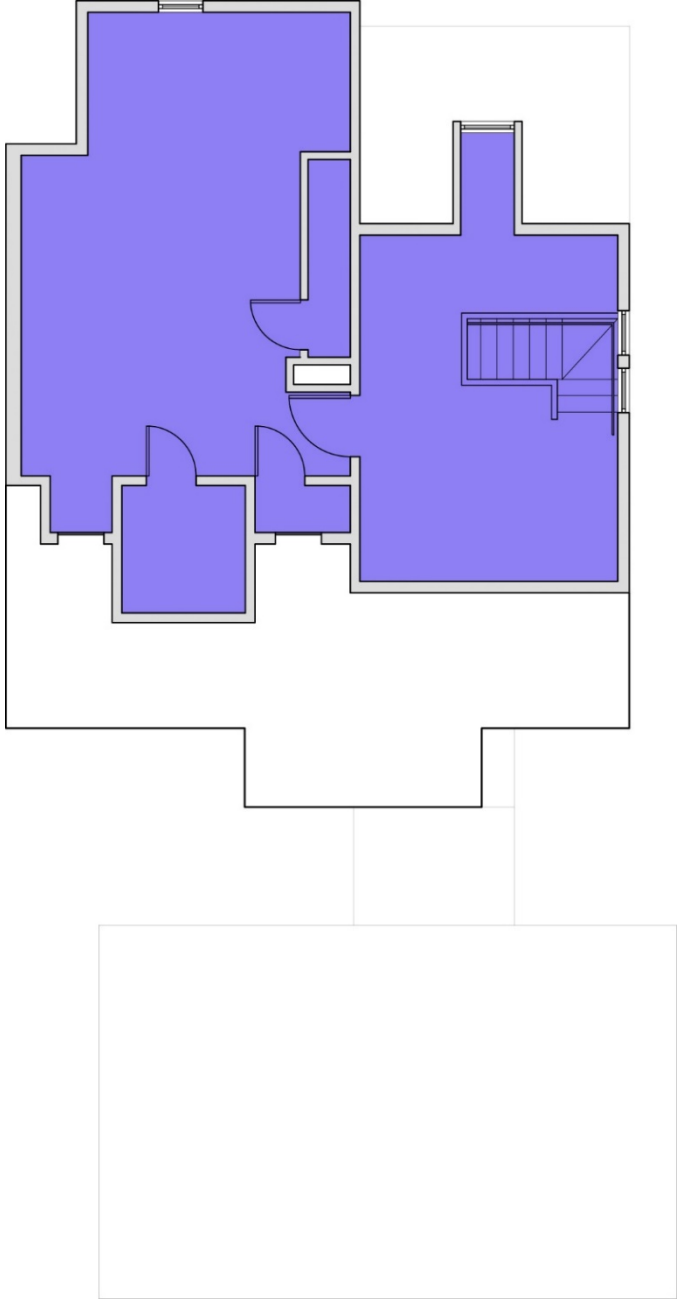
Character-Defining Spaces: Second Floor (Figure 26).

-  High Character-Defining Spaces (should not be modified or changed)
-  Medium Character-Defining Spaces (can be modified or changed but special care should be taken)
-  Low Character-Defining Spaces (can be modified or changed)



Character-Defining Spaces: Third Floor / Attic (Figure 27).

-  High Character-Defining Spaces (should not be modified or changed)
-  Medium Character-Defining Spaces (can be modified or changed but special care should be taken)
-  Low Character-Defining Spaces (can be modified or changed)



Character-Defining Elements

These elements are the visual and physical features of the building that give the building its overall characteristics, appearance and feel. Caution should be exercised altering the building that would radically change, obscure, damage or destroy these features. Floor plans are at the end of this section, which can be used as guides to help identify and prioritize the elements (Figures 28 through 31).


Exterior


- Overall form of the original house, 1920s small addition, and 1980 commercial addition
- Painted standing seam metal roof
- Fishscale shingle cladding on the third floor
- Rectangular shingle cladding on the second floor
- Painted stucco finish on the first floor
- Wooden windows
- Commercial store-front along Maryland Avenue


Interior

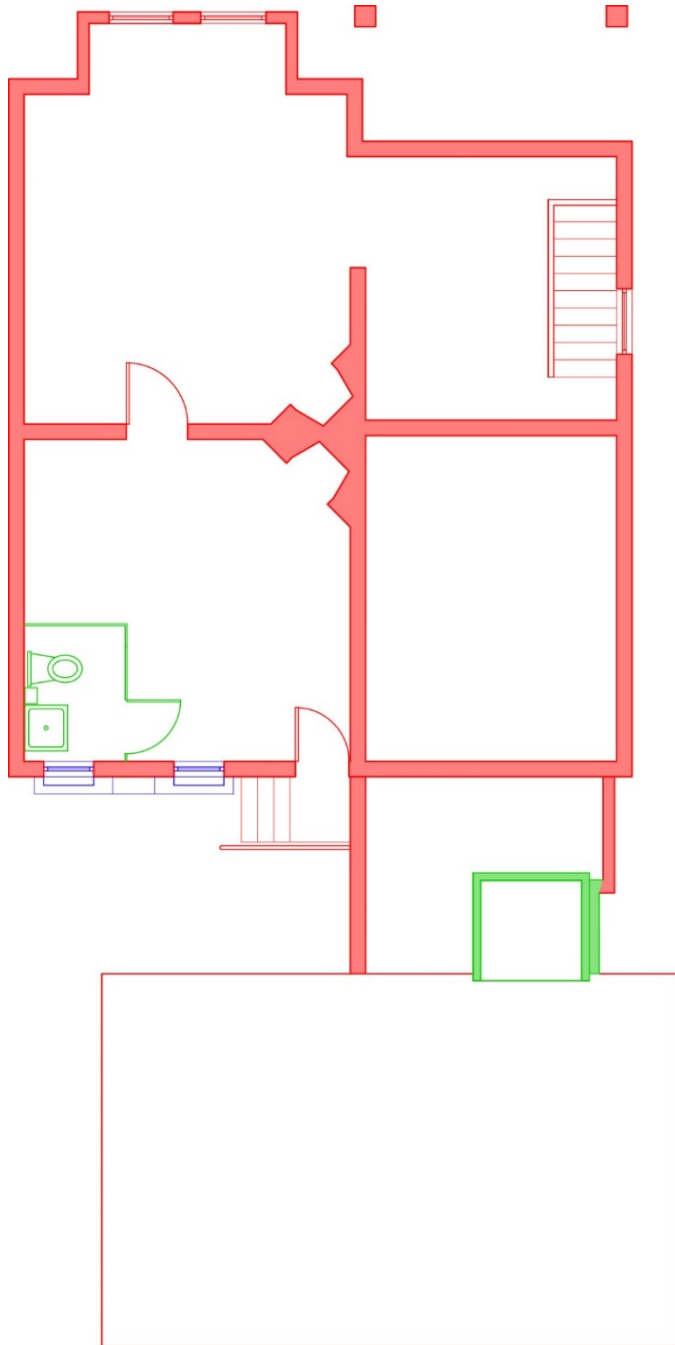
- Historic wood floors
- Historic wooden doors
- Corner fireplaces and mantels on the first floor
- Historic bullseye trim around doors and window throughout first floor
- Historic crown molding throughout first floor
- Decorative stained-glass skylight
- Historic fluted and beaded trim throughout second floor

Character-Defining Elements: Basement (Figure 28).




 High Character-Defining Elements (should not be modified or changed)

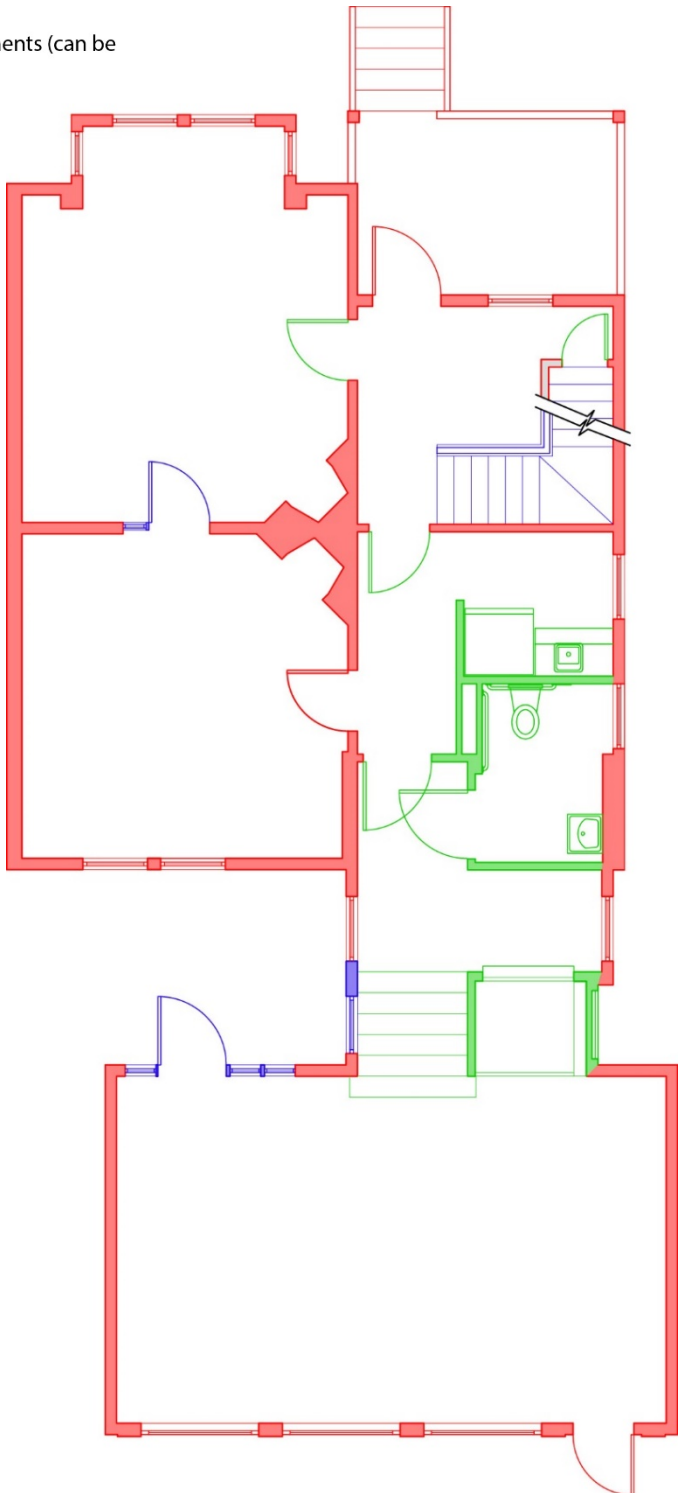
 Medium Character-Defining Elements (can be modified or changed but special care should be taken)

 Low Character-Defining Elements (can be modified or changed)






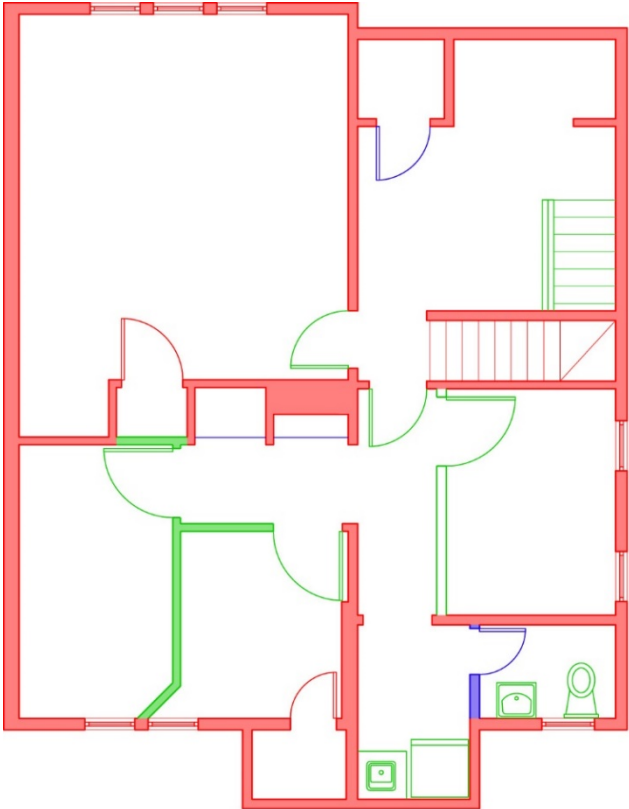
Character-Defining Elements: First Floor (Figure 29).

-  High Character-Defining Elements (should not be modified or changed)
-  Medium Character-Defining Elements (can be modified or changed but special care should be taken)
-  Low Character-Defining Elements (can be modified or changed)






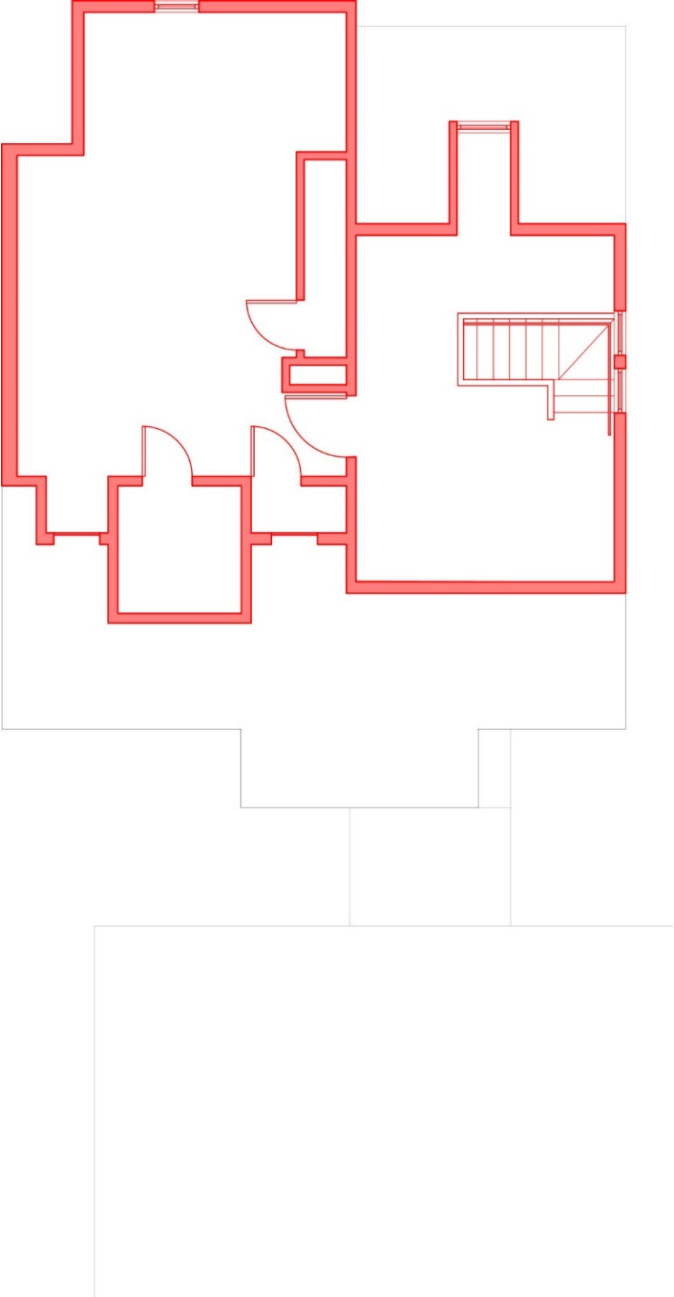
Character-Defining Elements: Second Floor (Figure 30).

-  High Character-Defining Elements (should not be modified or changed)
-  Medium Character-Defining Elements (can be modified or changed but special care should be taken)
-  Low Character-Defining Elements (can be modified or changed)



Character-Defining Elements: Third Floor / Attic (Figure 31).

-  High Character-Defining Elements (should not be modified or changed)
-  Medium Character-Defining Elements (can be modified or changed but special care should be taken)
-  Low Character-Defining Elements (can be modified or changed)



Chapter 4: Significance and Integrity

86 Maryland Avenue is an important historic resource and still retains a high level of integrity. Although not a high-architectural styled building, it is an outstanding example of vernacular architecture at the turn of the twentieth century in Annapolis, Maryland, and is a prime example of how Annapolis developed from large estates into smaller residential and commercial parcels.

Significance

86 Maryland Avenue is a contributing structure in the National Historic Landmark District (listed in 1965 and expanded in 1984), National Register Historic District (listed in 1966 and expanded in 1984) and Local Historic District (1969), but the building has the potential to be listed individually in both the National Register of Historic Places and Local Register of Historic Places.⁶² It is significant under Criterion A for its ability tell the story of broad patterns of history and Criterion C for its architecture.⁶³

During the eighteen century, many prominent individuals created large urban estates in Annapolis.⁶⁴ Following the Revolutionary War, with the downturn of the Annapolis economy, many of these prominent individuals left Annapolis, renting, and then selling their estates to a new generation of politicians.⁶⁵ At the turn of the twentieth century, a high demand for middle- and working-class houses caused the

⁶² Lisa M. Craig and Shari Pippen, 5-6.

⁶³ "National Register Evaluation Criteria," Advisory Council on Historic Preservation, last modified March 11, 2008, <http://www.achp.gov/nrcriteria.html>.

⁶⁴ Jane Wilson McWilliams, 72.

⁶⁵ Christopher N. Matthews and Mark P. Leone, 25.

estates to be subdivided to create residential and commercial buildings.⁶⁶ By the mid-to late-twentieth century, some former residential houses were transformed into commercial buildings as the city became a tourist destination.⁶⁷ This broader trend and growth of the city of Annapolis is exemplified by the development of 86 Maryland Avenue.

The building is also significant as a good example of vernacular architecture at the turn of the twentieth century in Annapolis, illustrating how average people lived at that time. The shingle-style, although common on Randall Court, is not as prevalent in Annapolis in comparison to other architectural styles. It is the combination of its architecture with its history, that makes 86 Maryland Avenue a significant building.

Integrity

The house meets all seven aspects (location, setting, design, materials, workmanship, feeling, and association) of integrity required to be listed on the National Register of Historic Places and the Local Register of Historic Places.⁶⁸ The building is in its original location and the setting remains largely unchanged. It is still in a more urban setting of downtown Annapolis, with the Randall Court side of the building still a semi-public/semi-private treed and lawn space and the Maryland Avenue side still a commercial street. While there have been some additions to the building since it was constructed, these changes illustrate the broader trends of the

⁶⁶ Russell Wright, 20.

⁶⁷ Jane Wilson McWilliams, 367.

⁶⁸ "How to Evaluate the Integrity of a Property," in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, National Park Service, 1995) <http://www.cr.nps.gov/nr/publications/bulletins/nrb15/INDEX.htm>.

history of the city of Annapolis and each individual change does not detract from the original design. The changes and additions have also spared much of the original material and have left many of the character-defining details intact. Of the character-defining elements, most are original to the structure, and the ones that were changed were replaced in-kind. With most of the original material still intact, it is easy to appreciate the workmanship of the original building and the additions. Together with the other six considerations, the original feeling of the building is retained, as is its association with the surrounding buildings and the city of Annapolis.

Chapter 5: Existing Conditions

The building is in relatively good condition, with specific areas of deterioration noted below. The assessment of 86 Maryland Avenue starts with the exterior, which is subdivided into the three main portions of the building (original structure, small addition, and commercial addition). Each section begins at the foundation and moves up to the roof. This is followed by an assessment of the doors and windows, and then the interior starting in the basement and moving up floor by floor. Under each specific area of deterioration are pictures of the issue. Existing condition elevations are included following this section to show the exterior areas of damage and deterioration. They should be used as a general guide to locate the specific deteriorated areas. Treatment recommendations are provided in the following chapter.

Exterior

Overall, the exterior is in fair condition, but it is facing several issues that are leading to deterioration and water leakage. No work was done on the exterior during the 2011 renovation and no major maintenance has been done since then.

Original Structure

In general, the exterior of the original structure is in fair condition. The condition varies between the elevations and the individual materials. The northeast façade is in the worst condition of the three sides, followed by the northwest, and then the southeast. The roof is in the worst condition overall, while deterioration of the other material is localized.

Brick Foundation

In general, the six-course common bond brick foundation is in good condition with some specific areas of cracking, deterioration, and poor repointing. Although the two wythes of brick are only bonded together every six courses, the wall is stable with very little evidence of separation or movement. The brick itself is in very good condition. It does not appear that any of the bricks are loose or have spalled. The mortar is in worse condition than the brick.

- The foundation of the square bay has started to detach from the original structure foundation. It is evident at both locations where the two foundations are connected. This indicates that the square bay is settling at a different rate than the rest of the foundation. To fill the gap, which resulted from this separation, spray foam insulation was poorly installed.
- The foundation is starting to separate from the wood sill at both locations where the square bay foundation is attached to the main foundation, and it was caused by uneven settlement. It has caused a gap that was poorly filled with spray foam insulation.



Figure 32: Northern corner where the square bay foundation connects with the main foundation. Spray foam insulation fills the openings caused by the settling.

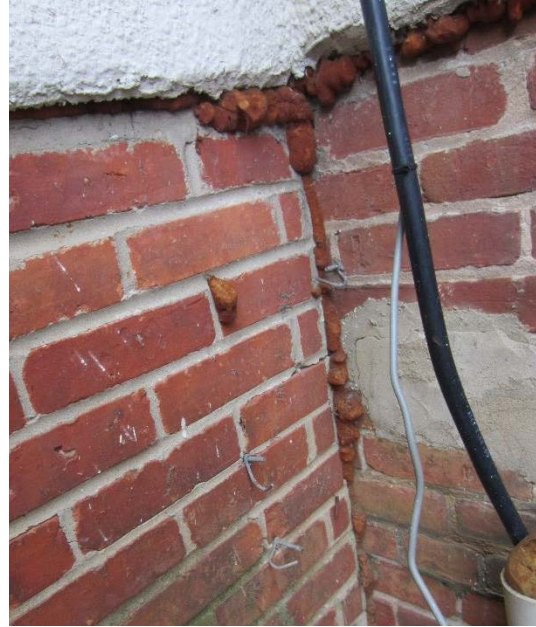


Figure 33: Western corner where the square bay foundation attaches to the main foundation. Spray foam insulation was used to fill the gaps between the two foundations, and between the sill and the foundation.

- Some bricks have begun to crack on the northeast wall. The cracks were probably caused by an inherited defect in the original brick.



Figure 34: Bricks cracking north of the basement window on northwest elevation.

- The mortar has cracked in two locations on the northwest elevation. One set of cracks has formed large gaps. Repairs seem to have been tried on the other, but the repairs did not fully fix the issue. The cracks are likely due to settlement.



Figure 35: Cracking mortar west of the basement windows on the square bay; episodes of improper repointing are also evident.



Figure 36: Repointing that tried to repair some cracks, but did not fix them on the northwest elevation, north of the basement window.

- The mortar is cracking and deteriorating in three locations: two on the northeast elevation and the other on the northwest elevation. These issues were caused by moisture infiltrating the mortar.



Figure 37: Cracking and deteriorated mortar on the northern brick porch pier, northeast elevation. In addition, dead organic matter is still attached to the brick.

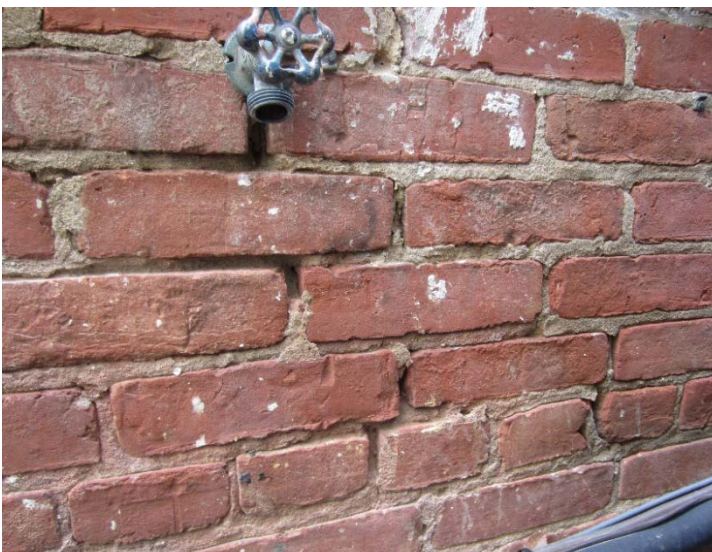


Figure 38: Cracking and deteriorated mortar surrounding the hose faucet on the northeast elevation. The deterioration has caused the loss of a substantial amount of mortar in this location.



Figure 39: Cracking and deteriorated mortar on the bottom portion of the western brick porch pier on its southwest elevation.

- It is evident that the foundation has been repointed more than once. Most of the repointing was done properly, but there are several locations on the northeast elevation where the repointing was done poorly. The joints were filled too full, causing a wide featheredge.



Figure 40: Evidence of poor repointing on the square bay west of the basement windows. The mortar is covering the bricks.



Figure 41: Improper repointing on the northeast foundation to the north of the basement window. The mortar is a different color and the joint is too wide.

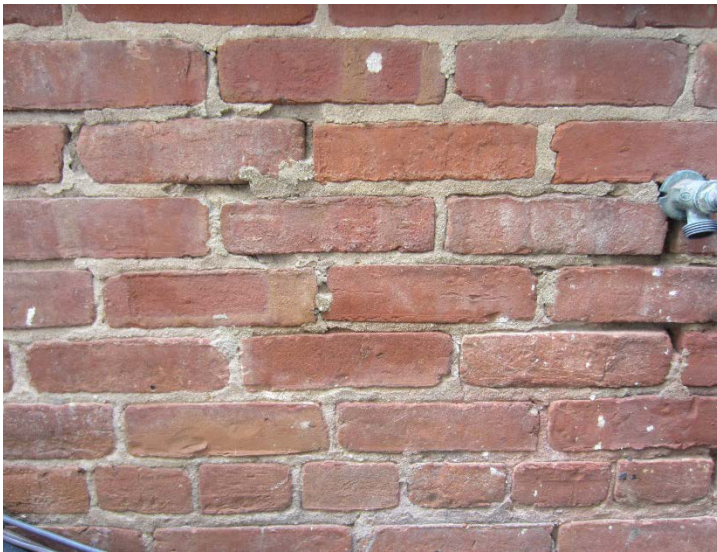


Figure 42: Incorrect repointing east of the hose faucet on the northeast elevation, and more cracking and deteriorating of the mortar joints.

- Two large holes were improperly patched in two locations on the northwest elevation. Both of the holes were filled with mortar, and during the repair process, the mortar was left covering the surrounding bricks.



Figure 43: Mortar filling foundation hole and covering the surrounding bricks west of the square bay.



Figure 44: Improper mortar fill in a hole in the foundation north of the square bay.

- Eight metal anchors are fastened either into the mortar or into brick on the northwest elevation. Cracks have formed at these locations.



Figure 45: Metal anchor secured in brick with hairline crack radiating out from it.



Figure 46: Metal anchors fastened in the mortar and the mortar cracking around it.

- Excessive moisture has caused biological growth to form in three locations on the northwest elevation.



Figure 47: Biological growth on the bottom portion of the southwest elevation of the western brick porch pier.



Figure 48: Biological growth along the corner of the northeast elevation of the square bay.



Figure 49: Biological growth on a portion of the southwest elevation of the square bay.

- The southeast brick foundation is painted, and in good condition. Although neither structural nor causing damage, it is the only part of the foundation that is treated in that manner.



Figure 50: The only painted portion of the foundation.

- Paint splatter and excess caulk are staining the brick in several locations on both the northwest and northeast elevations. Although not damaging, it detracts from the building's appearance.



Figure 51: Paint splatter on the northeast face of the square bay.

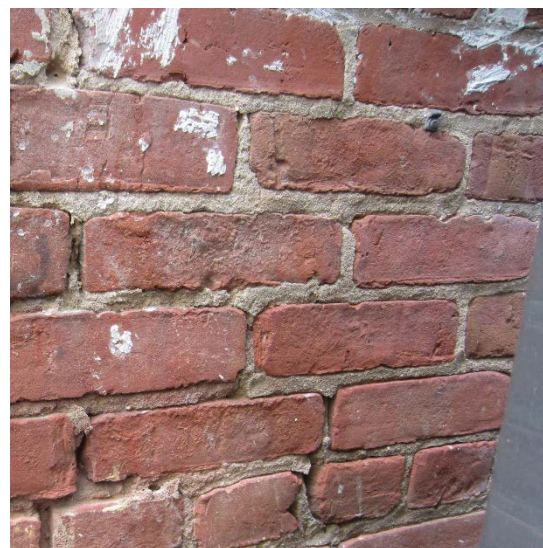


Figure 52: Caulk covering the bricks north of the hose faucet on the northeast elevation.

Stucco Wall Surface

Overall, the painted portland-cement stucco wall surface is in fair condition, with a number of localized issues. It was applied over expanded metal lath, which was attached to the wood frame structure. The stucco was used not only as a finish but also as an integral part of the building structure. The northeast elevation is in the worst condition, compared with the rest of the elevations, with many areas along this wall in poor condition.

- The metal lath is exposed in three locations: two places on the northwest elevation and one on the southeast elevation. Due to the exposure, the metal lath is rusting, which could cause the stucco to lose its bond, and pull away from the substrate.



Figure 53: Exposed metal lath and deteriorating stucco west of the basement windows on the square bay.



Figure 54: Exposed metal lath west of the square bay.



Figure 55: Exposed metal lath along the bottom of the stucco on the southeast façade.

- The stucco has cracked in several locations with the majority of them on the northeast elevation. Many of the vertical cracks were most likely caused by expansion and contraction since the wall is solid without expansion joints. Three of the cracks were caused by stress. Two cracks are at the first floor windows on the northeast elevation and one where the small addition attaches to the original structure on the southeast elevation.



Figure 56: Vertical cracks north of the northeast elevation first floor windows. The cracks run from the foundation to the second floor.



Figure 57: Close-up of the vertical cracks on the northeast elevation.



Figure 58: Vertical crack running from the second floor to the foundation on the southeast elevation.



Figure 59: Example of the stress cracks at the two first floor windows on the northeast elevation.

- The scratch coat is exposed at one of the exterior corners of the square bay on the northwest elevation. This was probably caused by impact at the corner causing the outer coats to detach.



Figure 60: Missing outer coats of stucco exposing the scratch coat.

- A large crack has formed along the edge of the porch opening above the stairs.



Figure 61: Crack along the edge of the flat portion of the porch opening.

- Peeling paint is the most common issue with the stucco. It is occurring in four locations: (1) the southwest elevation of the square bay, (2) the stucco directly below the northern window on the northeast elevation, (3) the bottom seven inches (7") of the northeast elevation from the northern first floor window to the southern corner, and (4) the stucco under the electrical meters on the northeast elevation. This is a result of moisture infiltrating the stucco causing the paint to detach.



Figure 62: Peeling paint below the window on the southwest elevation of the square bay.



Figure 63: Peeling paint on the stucco below one of the windows on the northeast elevation.



Figure 64: A portion of the peeling paint along the bottom of the northeast elevation.



Figure 65: The peeling paint under the electrical meters on the northeast elevation. In addition, the northern meter has pulled away from the wall.

- Water is causing staining along the southwest elevation of the square bay.



Figure 66: The water staining along the corner of the southwest elevation of the square bay and a close-up of the peeling paint.

- Biological growth is developing along the porch railing on the northeast elevation.



Figure 67: Biological growth along the porch railing.

Shingled Wall Surface

In general, the rectangular and fishscale wood shingles are in good condition, with some specific issues in localized areas. In one location on the northwest elevation, the shingles are in very poor condition. The rest of the issues are relatively minor, and typical as shingles age. Most of the shingles are painted except for the southeast elevation. The shingles on that elevation are unfinished, and therefore exposed to the elements. Since they are not significantly weathered, it appears that they were replaced at a more recent date than the rest of the shingles.

- The rectangular shingles and the wood under the second floor overhang on the northwest elevation have peeling paint, warping/raised shingles, deteriorating wood, and biological growth which are causing deterioration. All of the problems are caused by excessive moisture infiltrating the shingles and probably the wood substrate under them.

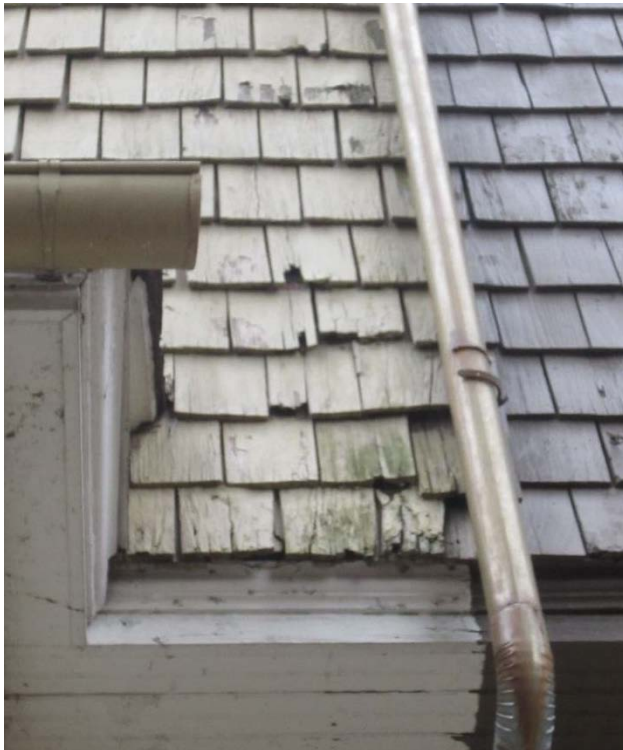


Figure 68: Extensive damage and deterioration in the second floor shingles where the building connects to the next unit.

- The rectangular shingles have started deteriorating under the second floor triple window on the northwest elevation. Although the condition is not as poor as in the other area, it is a cause for concern.



Figure 69: Minor deterioration in the shingles below the triple window on the northwest elevation.

- Shingles are entirely or partially missing on both the northwest and northeast elevations. The missing shingles are allowing water to penetrate the underlayers of the shingles, and could cause problems with the wooden substrate.



Figure 70: Partially missing shingles under the third floor / attic window in cross gable on the northwest elevation.



Figure 71: Missing shingles on the second floor on the northeast elevation.

- The shingles are warping in several locations on the northeast elevation due to differential wetting and drying. Although this is a common issue as shingles age, the warping can allow water to penetrate the building and cause moisture problems for the under-layers of shingles and the wooden substrate. The pictures below serve as examples of the warping shingles.



Figure 72: The warped and raised shingles on the northeast elevation.



Figure 73: An example of some of the warped and raised shingles.

- Remnants of dead organic matter, possibly ivy, remain on some of the shingles on the northwest elevation. Further investigation should take place to ensure that the organic matter does not have an opportunity to grow on the shingles.



Figure 74: Dead organic matter, which appears to be ivy, still attached to the shingle surface.



Figure 75: A close-up of one of the locations with dead organic matter.

Wooden Elements

In addition to the shingles, there are many other wooden elements, such as the floorboards for the porch and the porch steps, and the fascias; the majority of which are on the northwest elevation. In general, these elements are in good condition, except for some localized areas where there is deterioration and damage.

- The paint is peeling on four elements on the porch. They are: (1) four locations on the porch floorboards, (2) the southern portion of the soffit under the gutter on the northwest elevation, (3) the wood trim where the stucco is terminated on the northeast elevation, and (4) one of the porch stair columns. The paint initially peeled due to typical wear and tear, but because the wooden elements were not maintained, the paint failure allowed water to infiltrate, which caused the wood to deteriorate.



Figure 76:
Deteriorated boards
and peeling paint on
the porch floor.



Figure 77: The deteriorating wood and peeling paint on the porch soffit on the northwest elevation and the trim on the southwest.



Figure 78: Deteriorating wood and peeling paint on the trim where the stucco is terminated on the northeast elevation of the porch.



Figure 79: Deteriorating wood, peeling paint and biological growth on the western stair column.

- The wood is deteriorating on a portion of the fascia on the cross gable on the northwest elevation.



Figure 80: The wood for the fascia is deteriorating on both sides at the cross gable.

- A portion of the fascia has begun to warp and come loose on the northern side of the gable on the northeast elevation. The raised edge can allow water to enter into the building. If it loosens further, there is the potential for it to fail and become a safety hazard.



Figure 81: The portion of the fascia that is warped and loose on the northeast elevation.

- Rust from the standing seam metal roof is staining the fascia on the southern side of the gable on the northeast elevation.



Figure 82: A detail of the rust staining on the fascia on the northeast elevation.

- Biological growth has developed at two locations; one is on the porch stairs and the other is the trim where the stucco from the porch terminates on the northeast elevation.



Figure 83: There is biological growth on the majority of the porch stairs.



Figure 84: Biological growth is evident on the wood along the edge of the stucco on the northeast elevation of the porch. This image also shows the extent of the deterioration and peeling paint on this element.

Standing Seam Metal Roof

The painted standing seam metal roof is in very poor condition. The roof has passed its life expectancy, causing many issues throughout the entire roof. Some repairs have been made to the roof and a portion of it has been replaced but it continues to leak causing water damage on the building's interior.

- The first issue is that paint is peeling over the entire surface of the roof.



Figure 85: A close-up example of the peeling paint throughout the entire roof. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.



Figure 86: Example of the blistered and peeling paint on the roof. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

- The metal is rusting and corroding over the entire extent of the roof. The paint should act as a protective covering for the metal to prevent rust and corrosion, but since it is peeling it has allowed water to come into contact with the raw metal.



Figure 87: An example of the typical condition of the standing seam metal roof, showing the peeling paint and corrosion of the metal. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

- The standing seams have torn in several locations. This likely happened because as metal ages it hardens and becomes brittle, causing the seams to break instead of moving with expansion and contraction.



Figure 88: Example of a broken seam. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

- The wooden substrate, which in this case is old cedar shingles, is exposed where the seams have broken.

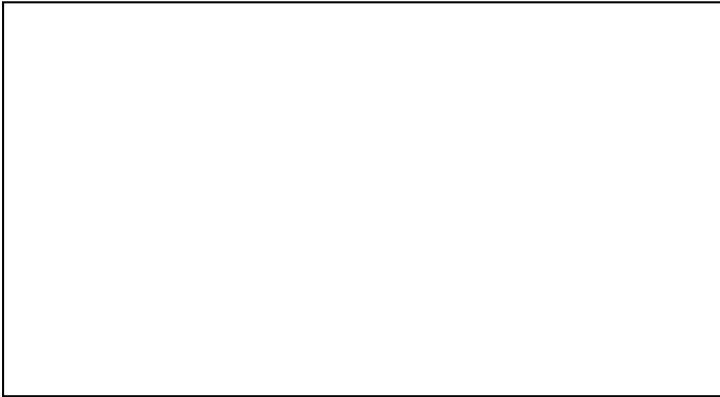


Figure 89: Exposed cedar shingles under the current roof from the eastern corner. Photograph taken on May 19, 2011 during a roof inspection by Boswell Building Surveys, Inc. and provided to the author by AIA Maryland.

- Stainless steel screws were used in an attempt to repair some of the broken seams and loose flashing. This is an improper repair and should not have been used due to metals high expansion and contraction rate. By using the screws, the roof is fastened in place and it is not allowed to move which can cause the metal to tear. In addition, screws create holes in the roof, which allows for water penetration.



Figure 90: Roof repair in the flashing at the chimney. Example of improper repair with stainless steel screws. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.



Figure 91: Examples of an improper roof repair at a seam. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

- Sections of the flashing are missing or raised at the chimney. When properly flashed, the metal flashing should prevent water from infiltrating into the building and it is not currently doing this.



Figure 92: Missing metal flashing at the chimney. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

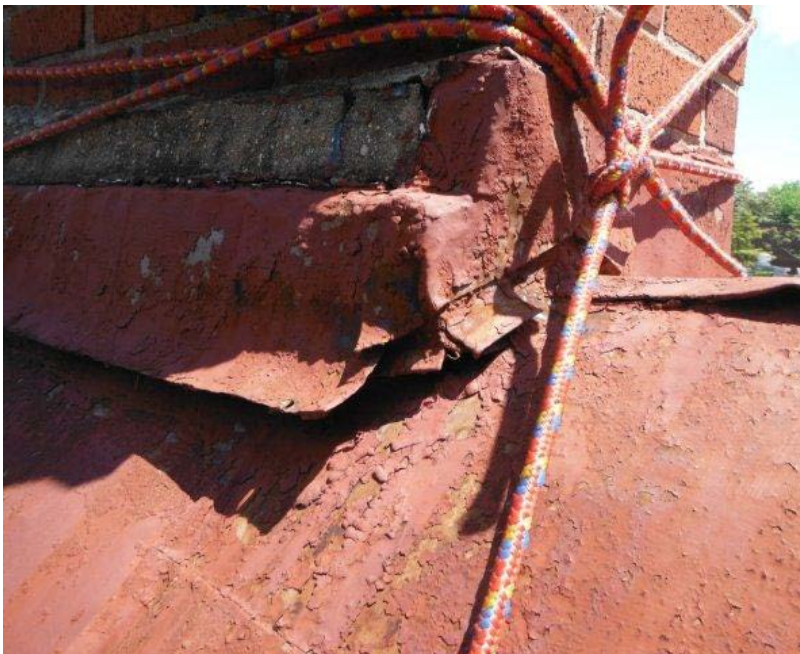


Figure 93: Raised metal flashing at the chimney. Photograph taken on June 8, 2013 and provided to the author by AIA Maryland.

- Biological growth has formed to the north of the dormer and along the eave on the northwest elevation.



Figure 94: Biological growth on the roof.

Asphalt Shingled Roof

An asphalt shingle roof covers the square bay. It is in fair condition but near the end of its lifespan. The roofing material probably matched the main roof, but was replaced at a different time.

- Biological growth has developed on a portion of the shingles.



Figure 95: Biological growth on the low portion of the asphalt shingle roof on the square bay.

1920s Small Addition

In general, the exterior of the small addition is in fair condition. The condition varies between the three elevations, and between the individual materials. The northeast elevation is in the worst condition, and the other two elevations do not have areas of concern. The roof is in very poor condition, while the rest of the materials only have localized areas of deterioration.

Brick Foundation

Of what can be seen of the brick foundation, it is in good condition. If future work takes place its condition should be reevaluated.

Stucco Wall Surface

The portland-cement stucco finishing on the small addition is similar to that on the original building in terms of its attachment and condition. The condition varies depending on the elevation; the southwest elevation is in good condition but the northeast is poor.

- A crack has formed between the stucco and the wood siding on the commercial addition, which resulted from different expansion and contraction rates.



Figure 96: A close-up of the crack that is along the full length of the corner between the small and commercial additions.

- Peeling paint is also the most common issue on the small addition. It is happening in two locations: (1) the bottom six inches (6") of the northeast elevation and (2) the connection between the stucco and wood siding on the commercial addition. The finish coat has also become detached on a portion of the bottom six inches (6") in this location. Also, biological growth has developed along the bottom two to three inches (2" to 3"). Most of these issues are caused by moisture.



Figure 97: The typical condition of the peeling paint along the corner between the small and commercial additions.



Figure 98: An example of the peeling paint, exposed brown coat, and biological growth on the bottom of the northeast elevation.



Figure 99: Peeling paint, exposed brown coat, and biological growth on the northeast elevation.

Shingled Wall Surface

The wood shingles are generally in good condition. If work takes place in the future, their condition should be reevaluated. They were left unfinished, and are not significantly weathered. They appear to be in the same condition as the rest of the shingles on the southeast elevation, and therefore were probably replaced at the same time.

Wooden Elements

Overall, the wooden elements are in good condition, but with localized areas of deterioration.

- The paint is peeling and the wood is starting to deteriorate in two locations:
(1) the corner between the two additions, and (2) the siding and trim in the triangle formed by the roof.



Figure 100: A portion of the peeling paint and deteriorated wood at the corner between the small and commercial additions.



Figure 101: The peeling paint and deteriorated wood above the stucco on the northeast elevation.

Standing Seam Metal Roof

The painted standing seam metal roof is in the same poor condition as the main roof and is at the end of its expected life. The paint is peeling, thus causing the metal to rust and corrode.



Figure 102: Part of the metal roof, showing the typical conditions of peeling paint and rust.

1980 Commercial Addition

Overall, the exterior of the commercial addition is in good condition. The condition level is consistent between the elevations, and most of the material is in good condition except for the roofs.

Concrete Slab-on-Grade

In general, the concrete slab-on-grade is in good condition, but with biological growth on the southern corner.



Figure 103: Biological growth on the concrete slab-on-grade.

Stucco Wall Surface

The condition of the portland-cement stucco is similar to the original structure. While there is one location that is poor, the overall condition is good.

- The one location in poor condition has exposed wire lath, and cracks and holes in the stucco. The location is on the eastern corner at the northeast elevation where it appears there was once a part of a gate attached to the building.



Figure 104: A portion of the damage to the stucco caused by a piece of wood that was formerly attached to the northeast elevation.



Figure 105: A close-up of one of the holes where the wood was anchored to the wall.

Board and Batten Wood Siding

Overall the board and batten siding is in relatively good condition, but with a few of locations with specific issues. Most of them are on the northwest elevation.

- The battens have become detached in eleven locations; seven are on the northwest elevation and four on the southwest elevation.



Figure 106: The seven detached battens on the northwest elevation.



Figure 107: The detached battens on the southwest elevation.

- The wood has started to deteriorate in two locations, the first at the western corner on the northwest elevation and the other is in the parapet on the northwest elevation. The issue is caused by moisture. The paint is peeling at the western corner of the northwest elevation.



Figure 108: Deteriorated wood and peeling paint on the eastern corner.



Figure 109: Deteriorated boards above the courtyard door on the northwest elevation.

- Paint was not applied over the primer on the northwest elevation starting at the northern section and continuing throughout the entire parapet. The primer does not provide adequate sealing and could lead to water infiltration and deterioration.



Figure 110 Primed but unpainted parapet on the northwest elevation.



Figure 111: The portion of the northwest elevation that has been primed but left unpainted.

- The paint has worn, causing the wood to be exposed along the northwest elevation, between the northern corner and the small addition. This is typical wear and tear, but if not taken care of can lead to deterioration. In this location, biological growth has developed.



Figure 112: Worn paint with biological growth on the northwest elevation.

Wooden Elements

The wooden elements are in relatively good condition with only a few areas of localized deterioration on the southeast elevation in the wood recessed panels below the store front windows.

- The paint has peeled, which has exposed the wood. The worst of the locations are: (1) the bottom trim on the southern panel, (2) around the fire department hook-up in the southern panel, and (3) the northern half of the northern panel.



Figure 113: Typical condition of the peeling paint in the recessed panels.



Figure 114: The peeling paint on the lower trim of the southern panel.



Figure 115: The peeling paint throughout the southern panel.



Figure 116: Peeling paint on the northern panel.

Corrugated Fiberglass Roof

The corrugated fiberglass roof is in very poor condition and is leaking. It is most likely because corrugated fiberglass is normally not used in commercial or residential roofing construction. Evidence suggests that it was added to cover the porch between the original structure and commercial addition, and was left in place when they were connected.

Asphalt Shingled Roof

The asphalt roof is in poor condition, mainly due to substandard workmanship used to install the roof.⁶⁹ It is leaking where the detail was not properly constructed in the eastern corner where the roof adjoins the parapet.

Parapets

The parapets are in good condition. The only issue is that both metal caps are rusting.



Figure 117: The current condition of the corrugated fiberglass and asphalt roofs with the rusted parapet caps.

⁶⁹Roof Inspection Report, Bosewell Building Surveys, Inc, May 19, 2011, 1.

Doors and Windows

Original Structure

The condition of doors and windows in the original structure is varied. The doors are in the good condition, while the windows are in very poor condition.

Doors

The first of two doors is the historic main door and it is in good condition. The second is the basement door, and the door itself is in good condition but the trim has two specific issues.

- A crack is between the northern trim and the brick wall.
- An opening has formed between the decorative vertical trim and the flat horizontal cover of the header.



Figure 118: Close-up of the crack between the door and the foundation, and the opening in the header.

Windows

Of the twenty-six wood windows, all but two are in very poor condition. The two in good condition are the non-original four-over-one wood windows on the third floor/attic. The rest have many issues that are allowing air and water to penetrate the exterior envelope.

- Paint is peeling on the trim of twenty-three of the windows (five in the basement, eight in the first floor, eight in the second floor and two in the third floor/attic). The seven windows on the southeast elevation are in better condition with only slightly peeling paint. The peeling paint is leaving sections of the wood exposed on seven windows on the northeast elevation and nine of the windows on the northwest elevation.



Figure 119: The eastern window on the first floor of the northeast elevation serves as an example of the extent of the peeling paint found on the window sashes and trim.



Figure 120: Northern window on the first floor of the northwest elevation, showing the typical condition of peeling paint on the windows.

- Paint is peeling on the window sashes of the twenty-three windows mentioned above and the window under the porch. The condition of the paint on the sash and trim is similar, with the seven windows on the southeast elevation in better condition than those on the northeast and northwest windows. The peeling paint leaves the sash exposed allowing water to damage the windows and penetrate the building.



Figure 121: The southern window on the first floor of the southeast is an example of the typical peeling paint found on the window sashes.

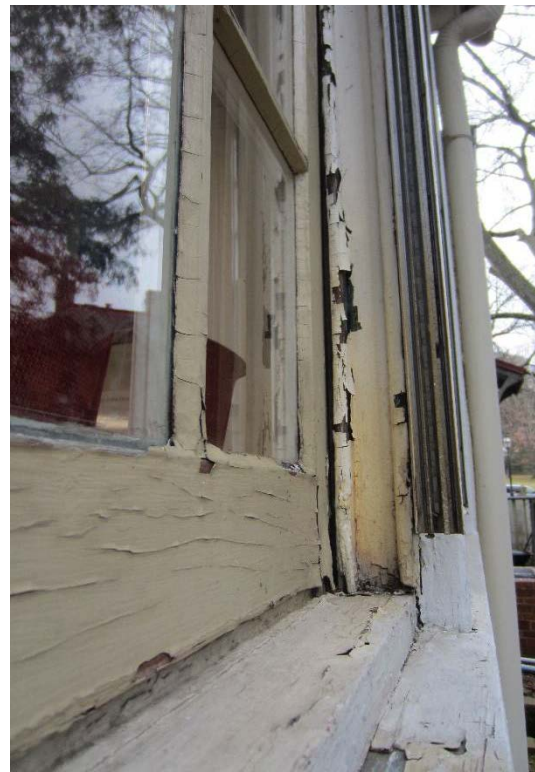


Figure 122: The western window on the first floor of the square bay which serves as an example of the peeling paint on the window sashes and trim. In addition, remnants of the old storms are still attached to the window.

- The glazing putty is deteriorating or completely missing on the same twenty-four windows mentioned above. The condition of the glazing is varied throughout, with the windows on the northeast and northwest elevations in the worst condition. The glazing putty holds the window panes in place and prevents airflow through the window. When deteriorated or missing, air can easily move through the window, and the glazing could fall out, which could cause a safety hazard.



Figure 123: Northern first floor window on the square bay which is an examples of the deterioration of the glazing putty.



Figure 124: The eastern window on the first floor of the northeast elevation, which shows the typical condition of the glazing putty.

- Two windows on the northwest elevation have a total of four broken glass panes. One window is in the basement and the other is on the square bay on the first floor. Broken glass panes not only allow for air and water infiltration, they are a safety hazard as well.



Figure 125: Broken glass pane in the basement window.



Figure 126: The three broken panes of glass are in the corners of the top sashes excluding one on the upper right.

- Remnants of old storm windows remain on four of the windows (two on the first floor and two on the second floor of the northwest elevation). Although they are not harmful to the building, their sharp metal edges could be a safety hazard, and they harm the building's character.



Figure 127: The first floor windows on the northwest elevation of the square bay serve as an example of the remnants of the storm windows.

1920s Small Addition

No doors remain in the small addition; but the condition of the windows is varied.

Windows

There are two windows: one on the southwest elevation that is in good condition and one on the northeast elevation that is in poor condition. Similar to the windows on the original structure, the window on the northeast elevation has peeling paint on the trim, peeling paint on the sash, and deteriorating or missing glazing putty.



Figure 128: Northeast window on the small addition: with peeling paint and deteriorated glazing putty.

1980 Commercial Addition

The doors and windows in the commercial addition are in good condition, with only a few areas of concern on each.

Doors

Of the three doors, the main door and courtyard door are in very good condition. The fixed door is in relatively good condition, except for deterioration of the sill and rust staining from the glazing trim.



Figure 129: Deteriorated sill and rust staining on the fixed door.

Windows

Overall, the six windows are in relatively good condition, but have a few areas of deterioration that are allowing air and water to penetrate the exterior envelope.

- The joints in the window sashes are separating in the three store front windows; two are only hairline cracks but one is about one-eighth inch (1/8") wide.



Figure 130: Hairline crack and peeling paint at the southern window.



Figure 131: Separation at the sash joint at the center window.

- The paint is peeling on two of the window sashes: one is on the southern sidelight on the northwest elevation, and the other on the middle window on the southeast elevation.



Figure 132: Minor peeling paint on one of the sidelights on the northwest elevation.



Figure 133: Peeling paint on the southern window sash.

- Three cracks have formed in the glazing putty on the northern front windows.



Figure 134: Crack in the glazing putty and around the muntin.



Figure 135: Crack in glazing putty.

Interior

The interior is in good condition, since it was entirely renovated in 2011. A few localized areas are facing some specific problems, most of which are caused from water infiltration.

Basement

In general, the basement is in good condition with only two issues of specific deterioration.

- The mortar has deteriorated between the two windows in the northwest wall of the square bay. Since the deterioration does not correspond to deterioration on the exterior, either the mortar on the exterior was repointed or water is getting into the wall.



Figure 136: Deteriorated mortar in the basement.

- Holes and cracks are in the plaster ceiling in two locations. The holes look purposeful, and the damage appears to be only cosmetic.



Figure 137: Two of the holes and radiating cracks in the basements plaster ceiling; both made to run wiring.



Figure 138: The worst of the holes in the basement plaster ceiling.

First Floor

Overall, the first floor is in good condition due to the 2011 interior renovation, but with some remaining localized areas of damage.

- The original floorboards are deteriorating in two locations, most likely caused by water.



Figure 139: Deteriorated floorboards in the stair hall.



Figure 140: Deteriorated floorboards near the door separating the hall in the eastern set of the rooms.

- The paint is peeling on the trim of one of the windows on the square bay in the AIA conference room, most likely caused by moisture infiltration. Further investigation is needed to determine the extent of the water damage.



Figure 141: The peeling paint on the window sill on the northern window.



Figure 142: A close-up of the peeling paint on the window trim.

- A portion of the crown molding is loose in the southern corner in the AIA Executive Director's office and could become a safety hazard if it falls.



Figure 143: Detached crown molding in the southern corner.

- A portion of the ceiling above the ADA lift is water-stained caused by a leak in the roof. Further investigation is needed to determine the extent of the water damage.



Figure 144: Water stains in the ceiling along the exterior wall.

- Staining and cracking have formed in the eastern corner of the commercial addition, caused by a leak in the asphalt roof. Further investigation is needed to determine the extent of the water damage.

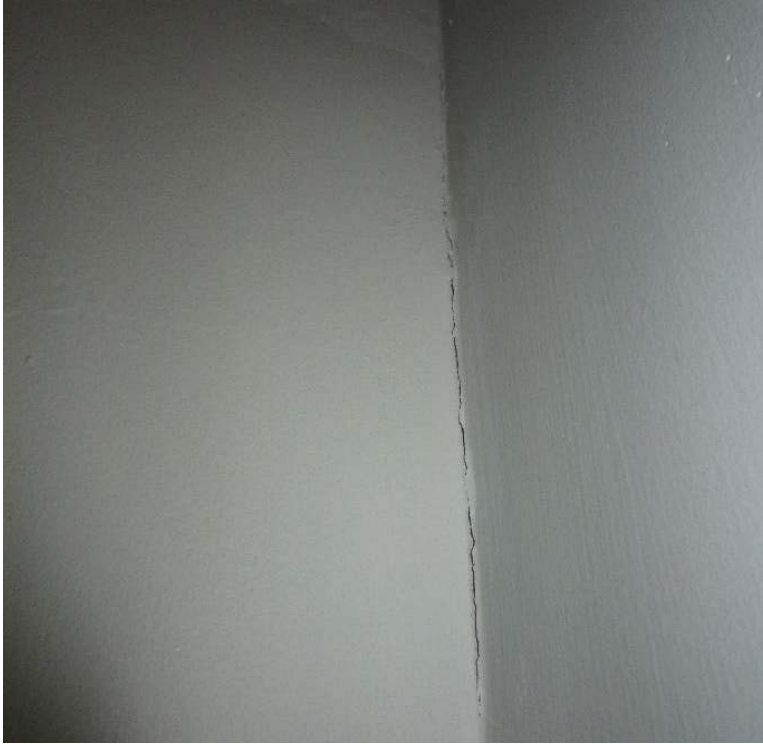


Figure 145: A portion of the staining and cracking in the eastern corner.

- Two vertical cracks are above the northern store front window in the commercial addition, which were caused by expansion and contraction. The cracks have caused the plaster's finish coat and the paint to buckle.



Figure 146: Two cracks above the northern window.

Second Floor

The second floor is in a similar condition to the first floor, and is in overall good condition with some specific damaged areas.

- Mold has developed on the exterior wall in the closet along the northwest wall of the stair hall, which was caused by water leaking through the building's envelope. The amount of mold signifies that there is probably extensive water damage within the wall and roof. The mold is a health hazard to the employees. Further investigation is needed to determine the extent of the water damage.



Figure 147: A portion of the mold on the exterior wall.



Figure 148: Mold and staining on the exterior wall of the closet.

- Water is staining the wall above the closet door on the northwest wall of the stair hall. This water is probably caused by the same leak, which is causing mold within the closet.



Figure 149: Water staining on the wall above closet door.

- The plaster ceiling and crown molding at the eastern corner of the conference room is cracked, which was likely caused by stress in the ceiling.



Figure 150: Crack running along the ceiling and through the crown molding in the eastern corner.

- The mitered corners have separated on the trim of several of the windows and doors. The cracks in the new trim, was likely caused by poor craftsmanship or shrinkage.



Figure 151: The historic door trim in the conference rooms serves as an example of a crack in a mitered joint.



Figure 152: The new window trim in the southern office is an example of separation in a mitered joint.

- A crack has formed in the header at the opening between the transverse hall and the kitchenette, most likely caused by stress.



Figure 153: Stress crack at the opening between the transverse hall and kitchenette.

Third Floor/Attic

The third floor/attic is in good condition with only a few of areas of specific damage. The mitered corners have separated at one window and one door trim.

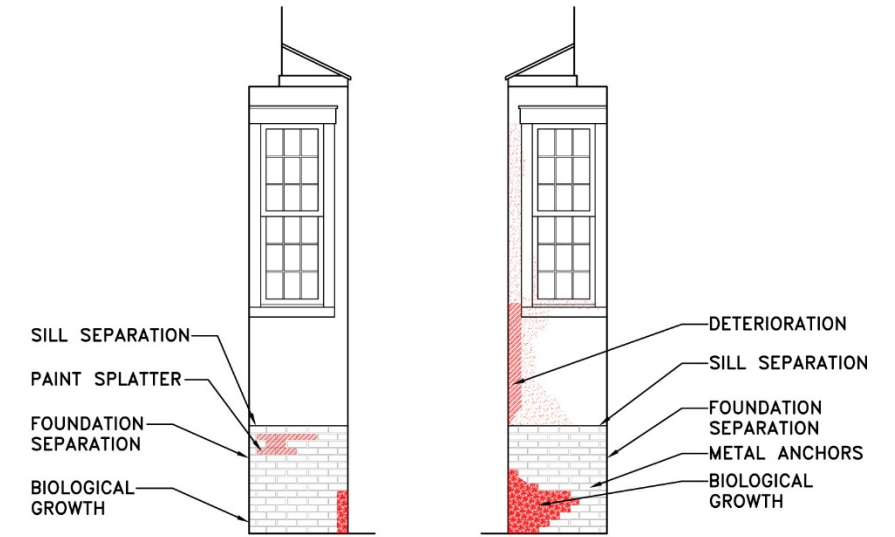
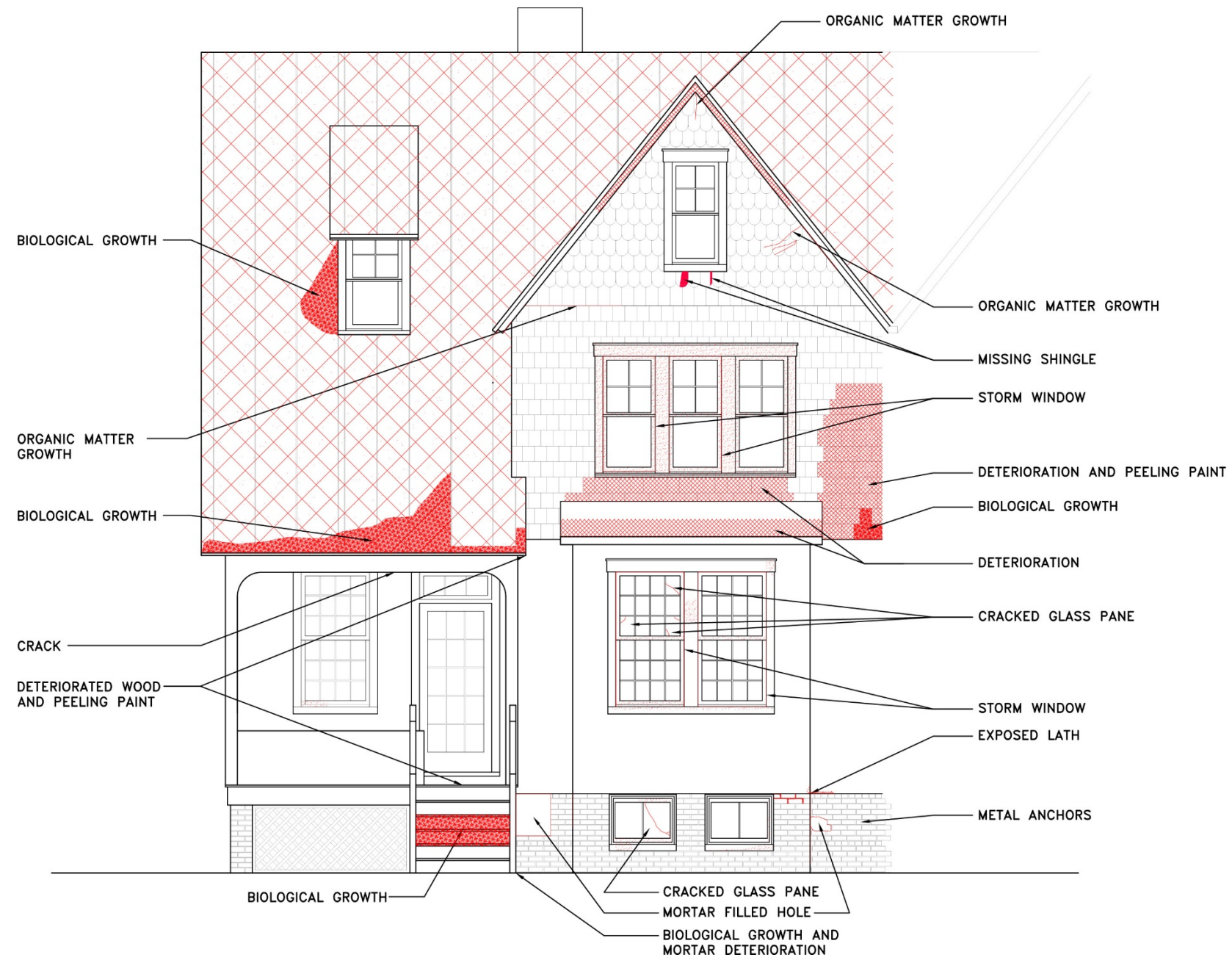


Figure 154: Historic window trim in the northeastern room is an example of a crack in mitered joint.



Figure 155: The new door trim serves as an example of the separation of a mitered joint.

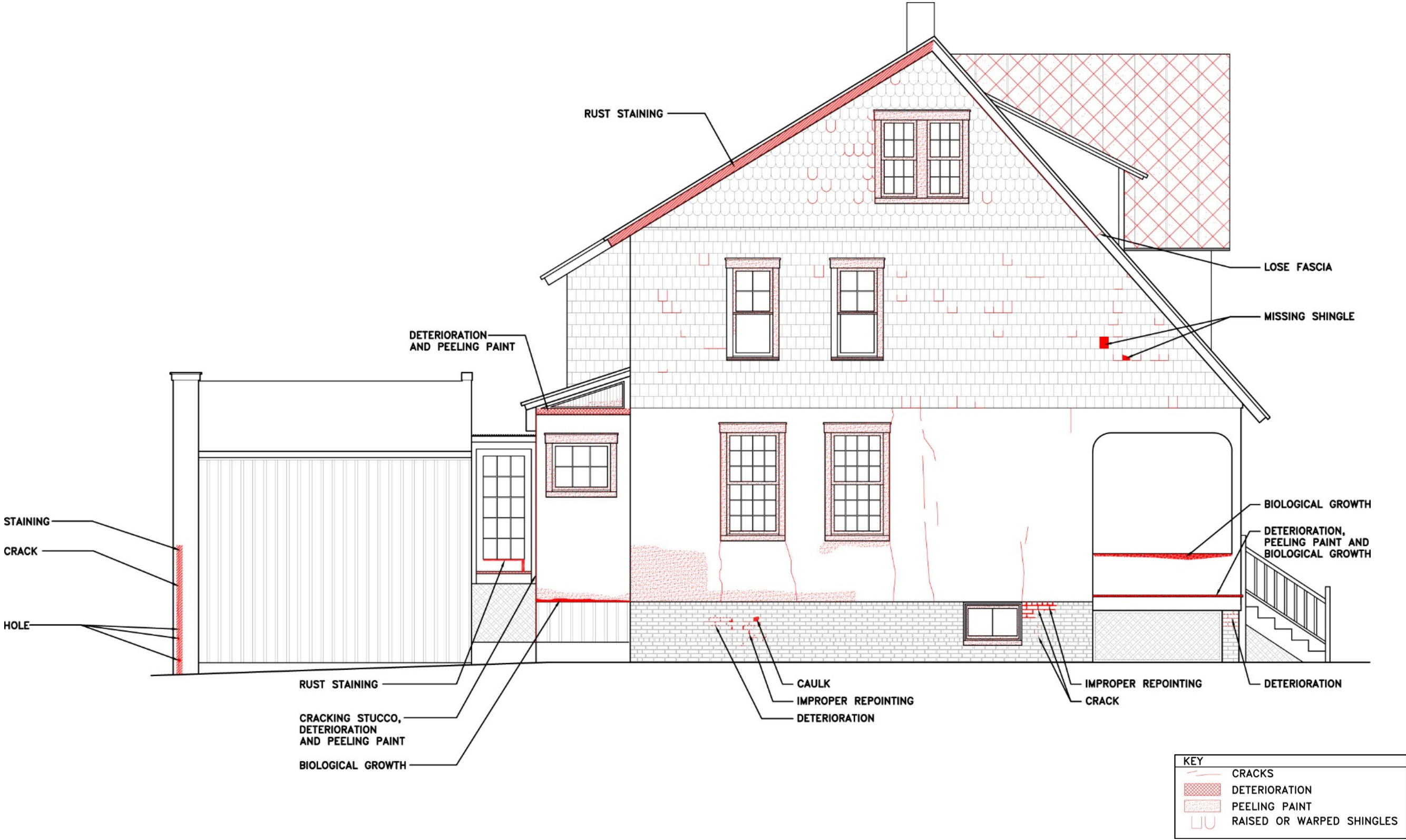
Existing Conditions | Northwest Elevation (Figure 156).



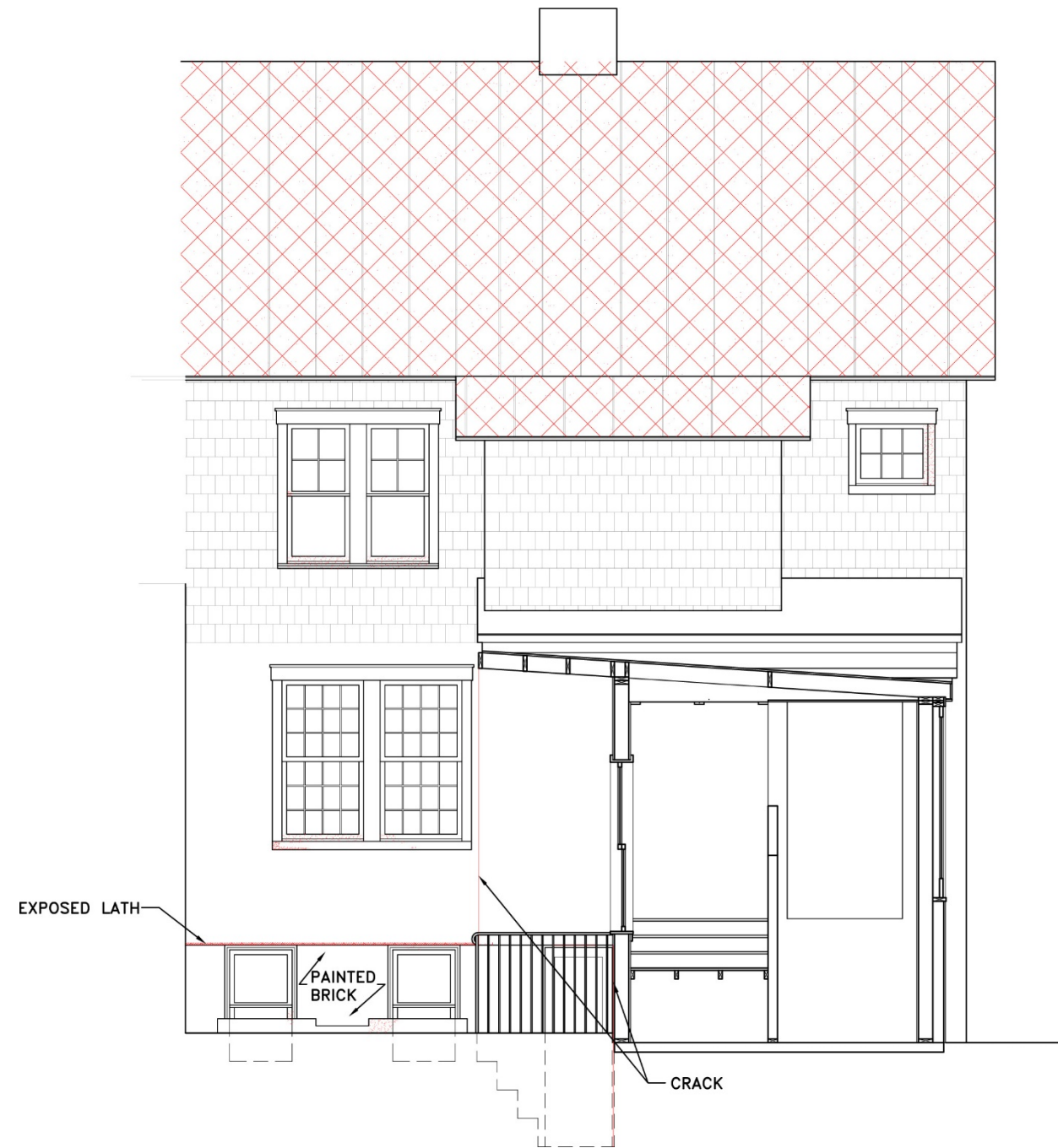
Northeast and Southwest Elevations of Square Bay

KEY	
	CRACKS
	DETERIORATION
	PEELING PAINT
	RAISED OR WARPED SHINGLES

Existing Conditions | Northeast Elevation (Figure 157).







Existing Conditions | Southeast Elevation of Original Structure (Figure 158).

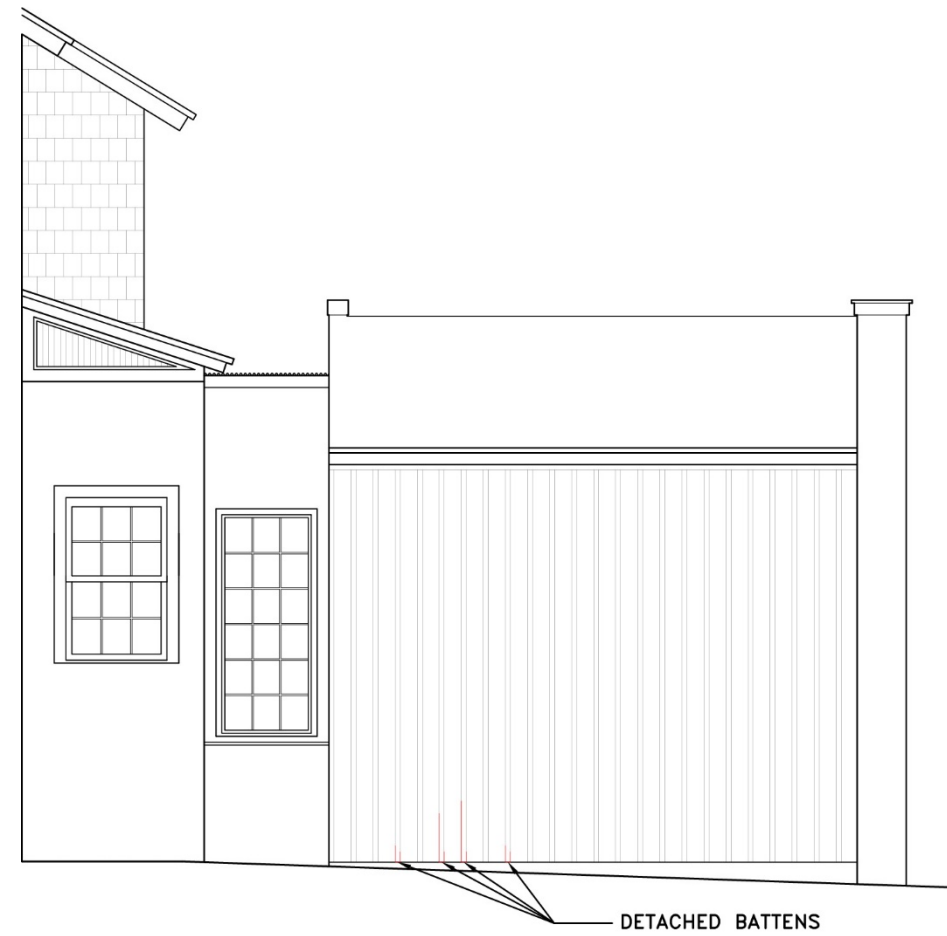


Existing Conditions | Southeast Elevation of Commercial Addition (Figure 159).

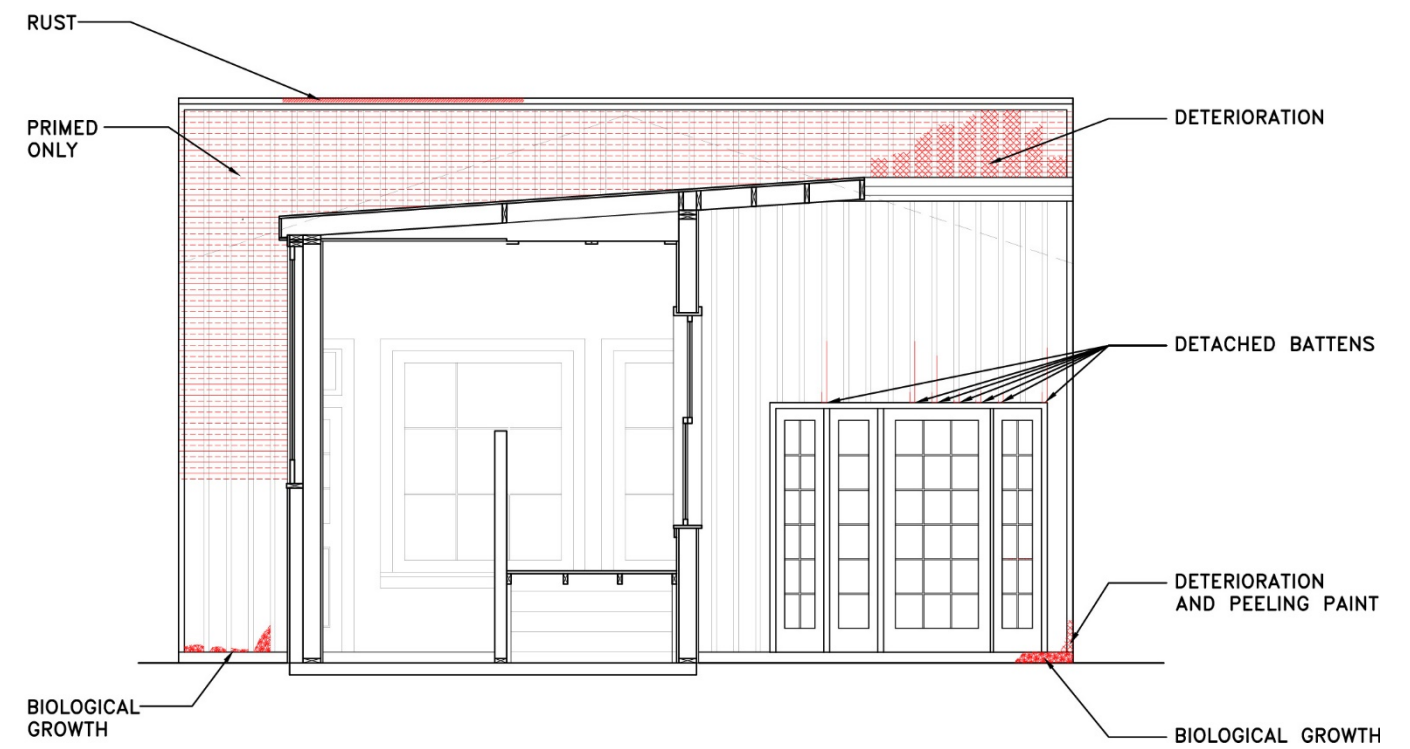


KEY	
	CRACKS
	DETERIORATION
	PEELING PAINT
	RAISED OR WARPED SHINGLES

Existing Conditions | Southwest Elevation (Figure 160).



Existing Conditions | Northwest Elevation of Commercial Addition (Figure 161).



KEY	
	CRACKS
	DETERIORATION
	PEELING PAINT
	RAISED OR WARPED SHINGLES

Chapter 6: Treatment and Recommendations

Recommended Treatment Approach

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* provides a philosophical framework to guide the process of adopting a primary treatment approach, which is required for the proper management of a historic building. The *Standards* defines four different treatment options – Preservation, Rehabilitation, Restoration, and Reconstruction – which range in their philosophical approach for the treatment of historic properties. The four treatment approaches are defined below in hierarchical order:

1. **Preservation** is the act or process of sustaining the existing form, features, and materials of an historic property through the conservation, maintenance, and repair of the historic materials. It preserves the physical record of the property over time, place, and use.⁷⁰
2. **Rehabilitation** is the act or process of making the property usable for a compatible new use but still retaining the historic forms, features, and materials that give the building character. With this treatment option, there is more latitude than with preservation.⁷¹

⁷⁰"Preserving," *The Secretary of the Interior's Standards for Treatment of Historic Property*, United States Department of the Interior, National Park Service, accessed March 28, 2013, http://www.cr.nps.gov/hps/tps/standguide/preserve/preserve_index.htm.

⁷¹"Rehabilitating," *The Secretary of the Interior's Standards for Treatment of Historic Property*. United States Department of the Interior, National Park Service. Accessed March 28, 2013. http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_index.htm.

3. **Restoration** is the act or process of returning a property's forms, features, and characteristics to a particular period in its history by means of the removal of features from other periods and the reconstruction of missing features.⁷²
4. **Reconstruction** is the act or process of recreating a form, feature, or detail of a non-surviving site, landscape, building, structure, or object to replicate a specific period of time by means of new construction.⁷³

To establish the appropriate treatment approach for the property, a careful examination must be conducted focusing on its historical significance, existing conditions, relative importance in history, use, and mandated code requirements.⁷⁴

Primary Treatment Approach

Considering the current state of 86 Maryland Avenue, a rehabilitation based approach should be used. This approach recognizes the building's significance and its current conditions, as well as the needs of the current owners. Although much of the original structure remains intact, a number of alterations have been made that add to its significance. The exterior of the building requires extensive work, which lends itself to rehabilitation rather than preservation. In addition, the current use by AIA Maryland lends itself to rehabilitation because it is no longer used as a residence. To permit continued use, the building should be allowed to be modified to fit changing needs, as was done in the past. The building is also only a contributing structure in the

⁷² "Restoring," *The Secretary of the Interior's Standards for Treatment of Historic Property*, United States Department of the Interior, National Park Service, accessed March 28, 2013, http://www.cr.nps.gov/hps/tps/standguide/restore/restore_index.htm.

⁷³ "Reconstructing," *The Secretary of the Interior's Standards for Treatment of Historic Property*, United States Department of the Interior, National Park Service, Accessed March 28, 2013, http://www.cr.nps.gov/hps/tps/standguide/reconstruct/reconstruct_index.htm.

⁷⁴ "Introduction to Standards and Guidelines," *The Secretary of the Interior's Standards for Treatment of Historic Property*, United States Department of the Interior, National Park Service, accessed March 28, 2013, http://www.cr.nps.gov/hps/tps/standguide/overview/choose_treat.htm.

National Historic Landmark District, National Historic Register District, and local historic district, and not individually listed, so therefore a more stringent treatment approach is not necessary.

A rehabilitation based treatment approach would retain and protect character-defining features but still allow for the leniency needed for continued use. It recognizes that the building has changed over time, and the building itself is the physical record of those changes. This approach does not exclude the use of restoration based treatment for isolated elements.

Analysis of the Regulatory System

86 Maryland Avenue is located within, and is a contributing structure in the local Annapolis historic district, and due to this, is subject to the Annapolis historic district regulations (Figure 162).⁷⁵ The legal bases for the establishment of the Annapolis historic district and its regulations is the State of Maryland Enabling Act for Historic Area Zoning, Article 66B, Zoning and Planning, Section 8.01 – 8.17, Annotated Code of Maryland, as reflected in the Charter and Code of the City of Annapolis, Chapter 21.56, Historic Preservation.⁷⁶

⁷⁵ The Annapolis historic district zoning was enacted in 1969. Lisa M. Craig and Shari Pippen, 6.

⁷⁶ *Ibid.*, 7.

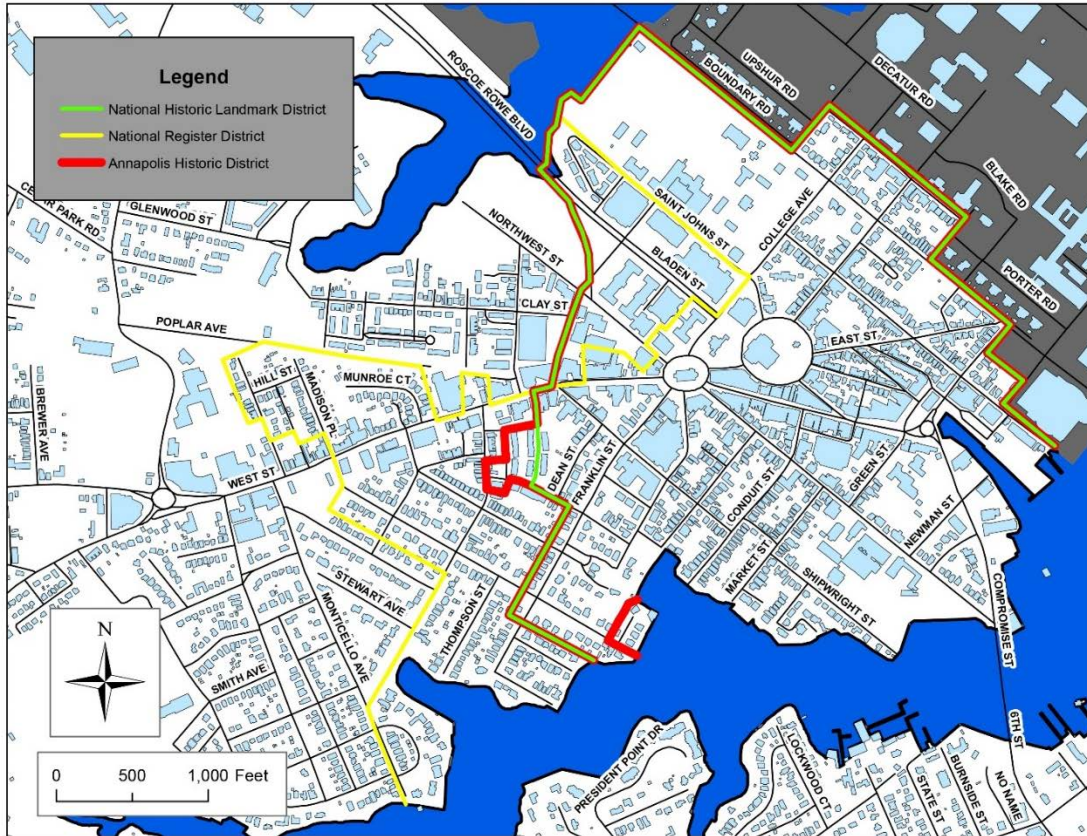


Figure 162: Boundaries of the National Historic Landmark District, National Register District, and Annapolis local historic district. (“Historic Preservation Division,” *The City of Annapolis*).

The historic preservation district was created to “preserve sites, structures, and districts of historical, cultural, archeological or architectural significance together with their appurtenances and environmental settings.” The following five goals were outlined to supplement the purpose and provide a regulatory framework:⁷⁷

1. To preserve and enhance the quality of life of the citizens of Annapolis, and protect the historical and cultural heritage of the city through the preservation of sites, buildings, and districts which reflect the city’s political, economic, cultural, social, architectural, and archaeological history.
2. To strengthen the local economy.

⁷⁷ Ibid.

3. To stabilize and improve property values.
4. To foster civic beauty.
5. To preserve and encourage the preservation and appreciation of historic sites, buildings, and districts for the educational purpose and welfare of Annapolis's citizens.

As part of the regulations, every proposed exterior alteration, including alterations that cannot be seen from the street or water, must receive a Certificate of Approval from the Annapolis Historic Preservation Commission. Alterations include restoration, rehabilitation, renovation, new construction, landscaping, and replacement of building elements (roofs, doors, windows, porches, and railing), but excludes painting.⁷⁸

The Commission is comprised of seven volunteer members who have demonstrated interest, or have professional or academic training in fields, such as history, architecture, architectural history, archaeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or other related disciplines. A full-time staff member from the Annapolis Department of Planning and Zoning supports the Commission.⁷⁹

The process for obtaining a Certificate of Approval begins with an application, which must be filed at least twenty-five days prior to the Commission's regular monthly meetings. The Commission has forty-five days to act upon it. If the application is not acted upon within forty-five days it is deemed approved, and the certificate is issued, unless there is an agreed upon extension or the application was

⁷⁸ Ibid., 8.

⁷⁹ Ibid.

withdrawn. Prior to applying, the applicant can be a part of a design review, in which they can present a basic design concept for a proposed change and receive feedback before proceeding with the design. The Commission has created a design manual to help in the design process.⁸⁰

Once the application is received, a public hearing is held. Prior to the public hearing, written comments are prepared at least eleven days prior by the Historic Preservation Commission staff, the City Planning and Zoning Department, the Department of Neighborhood and Environment Programs, and Historic Annapolis Foundation. Any citizen can also file written comments, which must be filed at least five days prior to the hearing. At the public hearing the applicant and all interested persons may testify, the Commission will provide comments, and then make a decision. The Commission seeks to avoid an outright rejection, because following a rejection a new application for the same or similar work may not be filed for one year. Upon approval of the application, a Certificate of Approval is issued.⁸¹

The installation of a new sign or the major alterations to an existing sign in the Annapolis historic district must also receive a Certificate of Approval from the Historic Preservation Commission, and is subject to review and approval from the Department of Planning and Zoning and the Department of Neighborhood and Environmental Programs.⁸²

⁸⁰ Ibid., 73.

⁸¹ Ibid., 74.

⁸² Ibid., 56.

Treatment Recommendation

General Treatment Recommendations

The treatment recommendations have been developed out of the assessment of the current conditions, and keeps with the rehabilitation based treatment approach.

The treatment recommendations are first organized by material to allow for a holistic understanding of the work that should be done to each material. A “Specialist” or “Specialty Contractor” who has expertise working on historic structures similar to 86 Maryland Avenue should perform all work. The following are general recommendations that apply to the entire building:

- Prior to the start of any work hazardous materials testing should be undertaken.
- Prior to commencing the individual tasks, ensure that the underlying problem is resolved.
- Existing materials and features should be repaired in place wherever possible.
- Where replacement of a material is necessary, it should be replaced in-kind, meaning matching the existing material exactly, including color, texture, and composition. If it is not possible to use the exact material, an alternative material may be used but it should be compatible in color, texture, and all other qualities
- When cleaning materials, use the gentlest means possible, so not to damage the existing materials. The use of sand blasting is not permitted. All cleaning methods should be tested in a discrete location prior to the application on the entire area.

Brick Foundation

Repair Foundation Separation

Repair where the square bay foundation has detached from the main foundation to guarantee that the structure is structurally sound, and to prevent air and water infiltration. It should be repaired by first removing the spray foam insulation. Then rack and clean the mortar joints to allow for the installation of a stainless steel stitching rods to tie the two walls together. Once the stitching rods are installed, repoint the area.

Repair Gap between Foundation and Sill

Repair separation between the foundation and the wooden sill to avoid air and water penetration, and make the wall structurally sound. The repair should be made by removing the spray foam insulation and installing stainless steel anchors to tie the sill and brick foundation together. Following the insulation of the anchors, the gap should be filled with mortar.

Remove Metal Anchors in Brick and Mortar and Repair Holes

Removal of the metal anchors and repairing the holes will stop water infiltration. Since the holes in the bricks are larger than one-eighth inch (1/8"), the bricks with holes should be carefully removed and replaced in-kind. The holes in the mortar should be repaired during repointing.

Repoint

One-hundred percent repointing should not be done at this time. Repointing should only be carried out in the areas where the mortar is deteriorating, cracking, has holes or was previously improperly repointed. Repointing will continue the lifespan

of the foundation and help prevent water penetration. The mortar mix selected should match the properties of the original mortar including the color, texture, composition, and hardness, and should be installed to match original setbacks and tooling. Care must be taken to protect the adjacent masonry from incidental damage.

Repair Cracked Bricks

All of the cracks are less than one-eighth inch (1/8") wide, and therefore should be left alone, but continued to be monitored. Once a crack becomes larger than one-eighth inch (1/8"), the individual brick should be carefully removed and replaced in-kind.

Replace Improper Infills

The improper foundation infills should be replaced to ensure against future structural issues and to improve the appearance of the building. The infills should be removed and replaced with brick and mortar matching the adjacent masonry.

Clean

Cleaning is recommended to remove biological growth that can trap moisture in the masonry wall and hasten the deterioration of the bricks and mortar. The biological growth should be removed with low-pressure or medium-pressure water washing and scrubbing with a natural bristle or synthetic bristle brush. If that is unsuccessful, a detergent can be used to assist in the removal. Avoid over soaking the brick, or using high pressure as this can lead to further deterioration and water damage.

The paint splatter and caulk should be removed to restore the foundation's appearance. For their removal, a chemical cleaner should be applied over the stain,

and then thoroughly washed with water. The manufacturer's recommendation for the application should be followed.

Remove Non-Historic Paint

Removing the paint on the foundation is optional, since it was not originally painted, but is recommended so it matches the rest of the foundation. The paint should be removed with a chemical stripper that is applied over the painted surface, as recommended by the manufacturer, and then washed thoroughly with water. The method should be the gentlest technique possible necessary to remove the paint, without damaging the masonry surface. The method and chemicals should be tested in a discrete location prior to starting the removal.

Concrete Slab on Grade

Clean

The biological growth should be removed from the concrete slab because it can trap moisture and accelerate deterioration. The biological growth should be removed by cleaning the concrete with a low-pressure or medium-pressure water wash, and then scrubbed with a natural bristle or synthetic bristle brush. If unsuccessful, a detergent can be used to assist in the removal.

Stucco Wall Surface

Reinstall Stucco over Exposed Metal Lath

Reinstalling a stucco surface over the exposed metal lath will prevent future loss of stucco bond and further damage and deterioration. The repair should begin by removing any loose or damaged stucco and create a squared-off butt joint. Clean the surface, including removing the rust on the metal lath. To finish the detail, there are

two options. The first, and preferred method, is to recreate the historic detail. The second is to install a J-flashing detail to terminate the stucco. The stucco used in the repairs should exactly match the existing stucco in composition, thickness, color, and texture. Do not overlap new stucco over the existing.

Repair Holes in Stucco

The holes in the stucco should be repaired to prevent water infiltration and improve the appearance of the building. The deteriorated or loose stucco should be removed around and in the hole down to the metal lath leaving a squared-off edge. A bonding agent may be necessary to insure the patch is properly secured to the substrate. Then install new stucco ensuring that it exactly matches the existing stucco in composition, thickness, color, and texture. Do not overlap the new patch over the old stucco.

Repair Stucco Cracks

Repairing the cracks in the stucco stops water penetration and restores the stucco's original finish. The cracks should be handled differently depending on their size. Hairline cracks (smaller than 1/8"), which are the majority of the cracks, should be repaired with a thin slurry consisting of ingredients from the finish coat. Cracks that are larger than one-eighth inch (1/8") should be repaired by removing the stucco around the crack in a V-shape; then clean the surface, and if necessary apply a bonding agent. Apply multiple coats of stucco, making sure that all of the coats exactly match the existing stucco in composition, thickness, color, and texture. Make sure not to overlap existing stucco with new.

Repair Crack between Commercial Addition Wood Siding and Small Addition

Stucco

Repairing the crack between the wood siding and stucco will prevent the infiltration of water. The area should be repaired by removing the damaged and deteriorated stucco down to the lath, creating a squared-off butt joint, and then cleaning the surface. Install a J-flashing detail along the wood siding to terminate the stucco at the corner. A bonding agent may be necessary to ensure a secure bond. Then apply stucco coats making sure that all the layers exactly match the existing stucco in composition, thickness, color, and texture. Do not overlap the new over the existing stucco.

Remove Peeling Paint

Removing the peeling paint prepares the wall surface for repainting. The loose and peeling paint should be removed with a putty knife or by hand scraping with a brush.

Clean

The walls should be cleaned to prepare them for repainting and to remove biological growth that can trap moisture in the stucco. Cleaning should be done with low-pressure or medium-pressure water wash, and scrubbed with a natural bristle or synthetic bristle brush. If the biological growth is not removed, a detergent can be used. Avoid over soaking, and using high pressure, because these can lead to deterioration and water infiltrating the walls.

Repaint

Following the completion of the repairs, prime and paint the stucco matching the historic color. A paint analysis would be helpful to determine the historic color. Ensure that the paint is compatible with the previous paint and the stucco underneath.

Shingled Wall Surface

Replace Deteriorated Shingles

Replace the deteriorated shingles that are allowing water to leak into the building. Since the deteriorated shingles are localized, remove all of the shingles down to the wooden substrate. Inspect the substrate to ensure that it is in a satisfactory condition. If it is not, replace the substrate. Then replace the shingles utilizing new wood shingles that match the type of wood, dimensions, thickness, and style of the original shingles. They should be installed in the same method originally used.

Replace Missing Shingle

Replacing the entire or partially missing shingles will help prevent water from damaging the under-layers of shingles and stop water from seeping into the building. The shingles should be replaced in-kind. They should be inserted and secured with a thin metal tab called a babbie. Ensure that the surrounding shingles are not damaged in the process.

Replace Warped / Raised Shingles

Replacing the warped and raised shingles would stop water infiltration and avoid the possibility of those shingles falling off. They should be removed and

replaced in-kind. The new shingles should be inserted and secured with a babbie. Ensure that the surrounding shingles are not damaged in the process.

Remove Peeling Paint

Removing the peeling paint prepares the shingles to be repainted. The loose and peeling paint should be removed using a putty knife or by hand-scraping with a brush; then hand or mechanically sand to create a smooth surface.

Clean

Cleaning should be done to prepare the shingles for repainting and to remove biological growth and organic matter that can trap moisture. The cleaning should start with a wash of low-pressure or medium-pressure water, and then scrubbed with a natural bristle or synthetic bristle brush. This process should remove the biological growth and organic matter. If not, a detergent can be used. Avoid over soaking or using high water pressure, which can lead to more deterioration and water leaking into the building.

Repaint

Following the completion of the necessary repairs, and to improve the appearance of the currently painted elevations, the shingles should be primed and repainted their current color. Ensure that the paint is compatible with the previous paint and the shingles underneath.

Do not paint the southeast elevation, where the shingles are presently unpainted. It is believed that the unpainted finish is the original condition. When it is time to replace the northwest and northeast elevations' shingles, do not paint the shingles.

Board and Batten Wood Siding

Stabilize or Replace Deteriorated Wood

Stabilizing and replacing the deteriorated wood will prevent water damage and possible structural issues within the wall. The deteriorated wood in the parapet should be stabilized by impregnating the wood with either a synthetic resin or a molten wax. The deteriorated wood at the western corner should be replaced in-kind with a dutchman.

Reattach Loose Battens

Reattaching the loose battens will improve the appearance of the building and also ensure that the boards are properly attached and prevent water penetration. The battens should be reattached using the same method in which they were originally installed.

Clean

Cleaning will prepare the board and battens for repainting and remove biological growth that can trap moisture. The cleaning should be done with low-pressure or medium-pressure water wash, and scrubbed with a natural bristle or synthetic bristle brush. If removal of the biological growth is unsuccessful, a detergent could be used to assist. Avoid over soaking or using high pressure that can lead to further deterioration and damage and water infiltration.

Repaint

After the completion of the repairs, prime and paint the board and battens to match the historic color. This will improve the appearance of the structure. Paint

analysis would be helpful to determine the historic color. Ensure that the paint is compatible with the previous paint and the wood underneath.

Wooden Elements

Replace Deteriorated Wood

The deteriorated wood elements should be replaced in-kind, which will halt water penetration. Most of the deteriorated areas should be replaced with a dutchman. In places where the deterioration is more than fifty percent of the wood piece or a dutchman is not practical, the wood piece should be totally replaced.

Reattach Warped and Loose Fascia

Reattaching the warped and loose fascia should help prevent water leakage and improve the building's appearance. The fascia should be reattached using the same method in which it was originally installed.

Remove Peeling Paint

Removing the peeling paint prepares the wooden element to be repainted. The loose and peeling paint should be removed with a putty knife or by hand-scraped with a brush; prepare the surface by hand or mechanical sanding.

Clean

Cleaning is recommended to remove biological growth that can trap moisture in the wood, to remove rust staining to improve the appearance of the building, and to prepare the surfaces for painting. The general cleaning should be done with low-pressure or medium-pressure water, and scrubbing with a natural bristle or synthetic bristle brush. This process should remove the biological growth. If unsuccessful, a

detergent can be used. Avoid over soaking and using high water pressure, as these can lead to damage and water penetration.

To remove the rust stains a more aggressive approach is necessary. It should be removed with a chemical cleaner that is applied per the manufacturer's recommendations over the stain and then thoroughly washed with water.

Repaint

Following the completion of the repairs, prime and paint the previously painted elements to match their historic colors. This will improve the building's appearance. A paint analysis would be helpful to determine the historic color. Ensure that the paint is compatible with the previous paint and the wood underneath. Do not paint elements that are not currently painted.

Standing Seam Metal Roof

Total Roof Replacement

Due to the current poor condition of the standing seam metal roof, and the fact that it is past its life expectancy, it should be replaced. The replacement will correct many of the underlying problems that are causing issues throughout the building and improve its overall appearance. There are two alternative roofing materials that can be used:

Alternative 1 (the preferred method): Replace the roof in-kind with a standing seam terneplated roof, painted. A standing seam metal roof has been on the building since the 1920s, and has become historic in its own right. By replacing the roof with metal, it would keep unity between the three units, and retain the original design intent – that they appear as one structure. After the

removal of the current roof, fully document the cedar shingle roof beneath it. Determine if it is feasible to leave the cedar roof in place, and install the new roof over it. If it is not, remove the cedar shingles, and install wood sheathing. The terneplate should be painted to match the other two units.

Alternative 2: Replace the roof with a cedar shingle roof since it was the original roofing material. The cedar shingle roof should match the existing shingles in type of wood, dimensions, thickness, and style. The existing attachment and flashing details should be verified, and if acceptable, then the new cedar shingle roof should be attached and flashed in a similar manner.

Corrugated Fiberglass Roof

Total Roof Replacement

The corrugated fiberglass roof should be replaced because it is leaking and causing water damage. Since corrugated fiberglass is not a standard roofing material, the roof should not be replaced in-kind. There are three alternative materials that could be utilized:

Alternative 1: Standing seam terneplate roof, painted to match the main roof

Alternative 2: Cedar shingles

Alternative 3 (the preferred option): Asphalt shingle roof to match the commercial addition. It would allow the addition to be distinguished from the original structure.

The lead stained-glass skylight should be uncovered and inspected to determine its condition. If the condition is found to not be water tight, install a modern skylight over the decorative one to enclose it.

Asphalt Shingled Roof

Total Roof Replacement

Replacing the asphalt shingle roof will prevent further water infiltration. The two asphalt roofs should be handled differently. The one on the square bay should be replaced in the same material chosen for the main roof since they probably were roofed in the same material.

The asphalt roof on the commercial addition should be replaced with asphalt shingles, and the attachment details should be verified so there are no places for potential leaks. According to the Design Manual, the Annapolis Historic Commission allows for the use of new asphalt shingle roof as a replacement for an existing one or for a roof that was originally asphalt.⁸³ The asphalt shingles should be square-tab strip shingles weighing not less than 290 pounds per square and match the color of the existing shingles.

Parapets

Remove Rust

Removing rust will allow the paint to fully adhere to the sheet metal cap and stop its deterioration. The rust should be removed by mechanical or hand sanding.

Repaint

Following the removal of the rust, prime and paint the parapet caps to match the existing color. This will improve the appearance of the building and protect the sheet metal cap. Ensure that the paint is compatible with the previous painted surface

⁸³ Ibid., 45.

and the sheet metal underneath. Paint two coats of primer to avoid pinholes or failures in the first coat.

Doors

Repair the Crack between the Trim and Foundation at Basement Door

Repairing the crack between the trim and foundation will stop any water that is infiltrating into the wall. The crack should be properly sealed with an appropriate product.

Repair the Header at Basement Door

Repairing the opening in the header should prevent water from entering into the wall and also improve the door's appearance. The header should be repaired by re-securing the flat horizontal cover to the nailers utilizing the same method in which it was originally installed.

Repair Deteriorated Wood Sill at Fixed Door

Repairing the deteriorated wood sill should avoid the potential for future water infiltration. The extent of the deterioration should be investigated prior to the repair. If minor, impregnate the wood with either a synthetic resin or molten wax; if more severe, replace in-kind.

Clean Fixed Door

Clean and remove the rust staining and prepare the door for painting. Wash with low-pressure or medium-pressure water, then scrub with a natural bristle or synthetic bristle brush. Avoid over soaking and using high pressure because these can lead to further damage and water penetration.

Remove the rust stains using a chemical cleaner, and then wash thoroughly with water following the manufacturer's recommendation.

Repaint Fixed Door

The door should be primed and painted to match the existing color following the removal of the rust and general cleaning. This will improve the appearance of the building. Ensure that the paint is compatible with the previous painted surface.

Windows

The level of deterioration of the windows does not warrant their total replacement. They should be carefully removed and repaired. While the windows are out of their frames, check the condition of the frame and sash cords, and make necessary repairs. Following the repairs, reinstall the sashes with new weather stripping.

If it is determined that the deterioration is too severe for a practical restoration once the sash have been removed, a new replica wood window should be installed. The new window should match the historic one's design, dimensions, and materials. Vinyl and metal clad replacement windows are not permitted according to the Annapolis Historic District Design Manual.⁸⁴

Replace Broken Glass

The replacement of the broken glass panes will prevent water and air leakage and boost the look of the building. The broken glass panes should be replaced in-kind. Protect the surrounding glass panes to prevent breakage and the deterioration of the glazing putty.

⁸⁴ Ibid., 48.

Reglaze

Replacing deteriorated or missing glazing putty will prevent water and air infiltration. Remove the old glazing putty and reglaze the window; protect the glass panes to prevent breakage.

Repair Separation at Sash Joints

Repairing the separated sash joints will stop water and air penetration and improve the appearance of the building. The joint should be carefully reconnected and fastened to prevent future separation. Protect the glass panes and glazing putty to prevent deterioration and breakage.

Remove Remnants of Old Storm Windows

Carefully removing the remnant of the old storm window will improve the exterior appearance. Repair and fill any holes or damage caused by the removal.

Remove Peeling Paint on Window Sash

Removal of the peeling paint will prepare the sash for repainting. The loose and peeling paint should be removed using a putty knife or by hand-scraping with a brush, and then hand or mechanically sanded to create a smooth surface.

Repaint Window Sash

Following the completion of the repairs, prime and paint the sashes. The paint should match the historic color, which can be determined through a paint analysis. Make sure that the paint is compatible with the previous paint and the wood substrate. The paint should be applied over the glazing putty and slightly over the glass to achieve a completely weather-tight seal.

Remove Peeling Paint on Window Trim

Remove the peeling paint from the trim to prepare it for repainting. The loose and peeling paint should be removed with a putty knife or by hand-scraping with a brush. Then hand or mechanically sand the surface smooth.

Repaint Window Trim

Priming and painting the window trim to match the historic color will improve the appearance of the building. A paint analysis can help determine the historic color. Ensure that the paint is compatible with the previous painted surface and the wood underneath.

Solve Heat Retention Issue

If there is still an issue with heat retention after repairing and resealing the windows, new storm windows may be installed. The new storms should have a minimal visual impact on the original window with a narrow perimeter frame that does not obscure the glazing. The meeting rails of the original window and the storm must align. The color of the storms should match the color of the original window.

Interior

Repoint Deteriorated Mortar in the Basement

Repointing will continue the lifespan of the brick foundation, help prevent water penetration, and stabilize the foundation. The mortar mix selected should match the color, texture, composition, and hardness of the original mortar, and installed to match this original setbacks and tooling. The adjacent mortar and bricks should be protected so they are not damaged.

Stabilize Holes and Cracks in the Basement's Plaster Ceiling

The holes and cracks in the plaster ceiling should be stabilized to prevent future cracks or falling plaster. First, clean the crack by injecting a “prewet” solution, and then stabilize with a thixotropic consolidating medium.

Monitor Deteriorating Floor Boards

The deteriorated floorboards do not pose any issues as long as they do not continue to deteriorate. If it continues and becomes a tripping hazard, replace the deteriorated board in-kind with a dutchman repair.

Remove Peeling Paint on Window Trim and Repaint

Remove the peeling paint and repaint the trim to improve the appearance of the room. The loose and peeling paint should be removed using a putty knife or by hand-scraping with a brush, and then sanded smooth either by hand or mechanical means. Once the peeling paint has been removed, prime and paint the wooden trim to match the rest of the trim. Ensure that the paint is compatible with the previous painted surface and the wood underneath.

Reattach Crown Molding

Reattach the loose crown molding to enhance the appearance of the room and prevent a safety hazard. It should be reattached utilizing the method that was originally used to attach it.

Repair Cracks in Plaster

The cracks in the plaster should be repaired once it has been established that they are no longer moving. The cracks should be handled differently depending on their size. Hairline cracks (smaller than a 1/8”), should be injected with a “prewet”

solution to clean and prepare the crack for an injection of a thixotropic consolidating medium. Cracks that are larger than one-eighth inch (1/8") should be repaired by removing the plaster around the crack in a V-shape, and then cleaned. If necessary, apply a bonding agent, and then apply the plaster coats. Make sure that plaster exactly matches the existing in composition, thickness, color and texture. Do not overlap the new plaster on the existing. Following the repairs, prime and paint the areas to match the surrounding wall color.

Remove and Replace the Wall In-kind at Water Damage Staining

The removal and replacement of the wall where there is water damage will improve the room's appearance. The removal will allow for an investigation of the subsurface to determine the extent of the water damage. If the subsurface is severely damaged, it should be reinforced or replaced. Once the wall structure is dry, install new insulation and replace the wall in-kind.

Remove Mold and Replace Wall In-kind

Removing all of the moldy wall surface and replacing the wall in-kind will safeguard against possible health issues. First, remove the wall surface with mold down to the wall studs/roofing joists. This will allow for an investigation to determine the extent of the damage. If severe, reinforce or replace the studs/joists. Once the substrate is dry and repaired, install new insulation and replace the wall in-kind.

Repair Separation of Mitered Corners on Window and Door Trim

Repair the separation of the mitered corners of the trim on the windows and doors to improve the appearance of the room; fill the gap with sealant, and then paint.

Prioritization of Tasks

The above treatment recommendations were organized by material, but in this section they are prioritized by the urgency of completion, and to ensure that they are carried out in the most appropriate and effective manner. By completing the work in this order it will allow for the building to be properly sealed prior to completing less serious or cosmetic issues. The treatment recommendations are subdivided into three categories based on their level of importance for protecting the building and preventing continued deterioration and loss of the historic building fabric. Within the categories, the repairs are listed in level of importance, starting with the highest

High Priority – Treatment recommendations that should be done immediately

1. Total roof replacement of the standing seam metal roof
2. Total roof replacement of the corrugated fiberglass roof
3. Total roof replacement of the asphalt roof
4. Remove mold and replace wall in-kind on second floor
5. Replace broken glass
6. Reglaze
7. Repair separation at sash joints
8. Remove peeling paint on window sash
9. Repaint window sash
10. Remove peeling paint on window trim
11. Repaint window trim
12. Repair foundation separation
13. Repair gap between foundation and sill

14. Replace improper infills in foundation
15. Repoint
16. Repoint deteriorated mortar in the basement
17. Reinstall stucco over exposed metal lath
18. Replace deteriorated shingles
19. Replace missing shingle
20. Repair holes in stucco
21. Repair stucco cracks
22. Replace warped / raised shingles
23. Repair crack between commercial addition wood siding and small addition
stucco
24. Replace deteriorated wood elements
25. Reattach warped and loose fascia

Medium Priorities

1. Remove metal anchors in brick and mortar, and repair holes
2. Clean brick foundation
3. Remove peeling paint from shingles
4. Clean shingles
5. Repaint shingles
6. Stabilize or replace deteriorated wood on the board and batten siding
7. Reattach loose battens
8. Repair cracked bricks in foundation
9. Remove peeling paint from stucco

10. Clean stucco
11. Repaint stucco
12. Remove peeling paint from wood elements
13. Clean wood elements
14. Repaint wood elements
15. Clean concrete slab on grade
16. Remove remnants of old storm windows
17. Remove rust on parapet caps
18. Repaint parapet caps
19. Repair the crack between the trim and foundation at basement door
20. Repair opening in the header at basement door
21. Repair deteriorated wood sill at fixed door

Low Priorities

1. Clean board and batten siding
2. Repaint board and batten siding
3. Remove peeling paint on interior window trim and repaint
4. Repair cracks in plaster
5. Remove and replace the wall in-kind water damage staining
6. Remove non-historic paint on foundation
7. Reattach crown molding
8. Stabilize holes and cracks in the basement's plaster ceiling
9. Clean fixed door
10. Repaint fixed door

11. Solve heat retention issue
12. Repair separation of mitered corners on window and door trim
13. Monitor deteriorating floor boards

Protection of Archeological Resources

To date, there have been four archaeological investigations on the Bordley-Randall Estate, but none on the 86 Maryland Avenue property.⁸⁵ Three of the four excavations focused on the Bordley-Randall House and the immediately surrounding property. The most extensive of these excavations was carried out between 1993 and 1995, when thirty-six units were dug within the East Wing and directly around the house. The excavation found evidence of the gardens, landscaping features, brick foundations, postholes, construction debris, a brick drain, and many artifacts. This investigation provided a great deal of evidence about the construction of the Bordley-Randall House, and the relation of the main house to the outbuildings, gardens, and other landscaping features. It did not provide any information about the properties surrounding the estate and how they fit into the larger story.⁸⁶

The fourth investigation on the estate excavated a single unit on Randall Court, under the current main gate, at State Circle with the goal of determining the historic edge of the Circle.⁸⁷ Instead of finding that information, the excavation uncovered data on 5 and 6 Randall Court.⁸⁸ The few artifacts uncovered during that

⁸⁵ Dr. Anne Yentsch in 1988, Esther Doyle Read in 1989-1990, Jennifer A. Stabler in 1990 and Matthews in 1993-1995. Christopher N. Matthews and Mark P. Leone, 12.

⁸⁶ *Ibid.*, iv.

⁸⁷ The archaeological exaction took place between 1989 and 1990. *Ibid.*, 14.

⁸⁸ *Ibid.*

investigation are the only ones that can be used to help understand the history of the subdivision of the estate.

Excavation conducted at 86 Maryland Avenue around Randall Court have the potential to uncover more information on the Bordley-Randall Estate and the development of Annapolis. Like much of Randall Court, the property has seen very few modifications that would affect the underground deposits. The information gathered could help better understand the structures that were originally located on this portion of the estate, provide more information about the construction of the building, and discover material on the people who once lived in the rental unit.

To protect the archaeological resources on the site, the best method would be to preserve them *in situ*. Currently there is no threat to the resources, since the proposed work should not disturb them, and therefore there is no compelling argument to excavate at this time. Also since there have been extensive excavations on the greater estate, there is no immediate need to dig on the property to begin understanding the estate's development. In the future, if a project could potentially destroy the archaeological resources, this approach should be rethought with a potential recommendation of excavation.

Maintenance Plan

To ensure that 86 Maryland Avenue stays in good condition and to prevent further deterioration, a maintenance plan should be developed by AIA Maryland in partnership with a historic preservation professional. A good maintenance plan will guide the building's further maintenance, and help identify and address potential

problems in early stages. The plan should establish a schedule on a regularly planned interval, in which the building is checked and inspected.

The maintenance plan should include the following:

- Inspect the masonry for signs of deterioration and cracking.
- Inspect the stucco for signs of deterioration, cracking, and paint failure.
- Inspect the wood shingles finish for signs of deterioration, warping, missing shingles, and paint failure.
- Inspect the board and batten siding for signs of deterioration, detached battens, and paint failure.
- Inspect the roofs for signs of deterioration and leaks.
- Inspect the gutters and downspouts with a cleaning out of leaves and debris to prevent a clog.
- Inspect the wooden windows for signs of deteriorated glazing putty, cracked panes, and paint failure.
- Inspect the doors for signs of deterioration and paint failure.
- Inspect the interior wall surfaces for signs of cracking and paint failure.
- Inspect the ceilings for signs of cracking and paint failure.
- Inspect of the floors for signs of deterioration and cracking.
- Inspect the building for signs of vegetative and biological growth.
- Inspect the drainage around the building to make sure that the water drains away.

This list by no means covers the extent of all of the items that should be included on the maintenance plan, but should serve as a starting point to develop a more comprehensive plan.

Preservation Plan

In addition to the development of this historic structures report and creating a maintenance plan, a preservation plan should be developed to help guide all future projects and protect this historic building into the future. The plan should organize the pertinent information about the identification, evaluation, and treatment of the character defining elements. It should ensure the proper treatment of the historic building, as well as take into account the needs of AIA Maryland. This plan should be rooted in a comprehensive understanding of all of the building's aspects, its history, and all of the relevant external factors.

The preservation plan should take a rehabilitation based treatment approach, similar to the one adopted in this report. If the building conditions or the building's use change dramatically, this treatment approach should be reevaluated to make sure that it is still valid.

Chapter 7: Conclusion

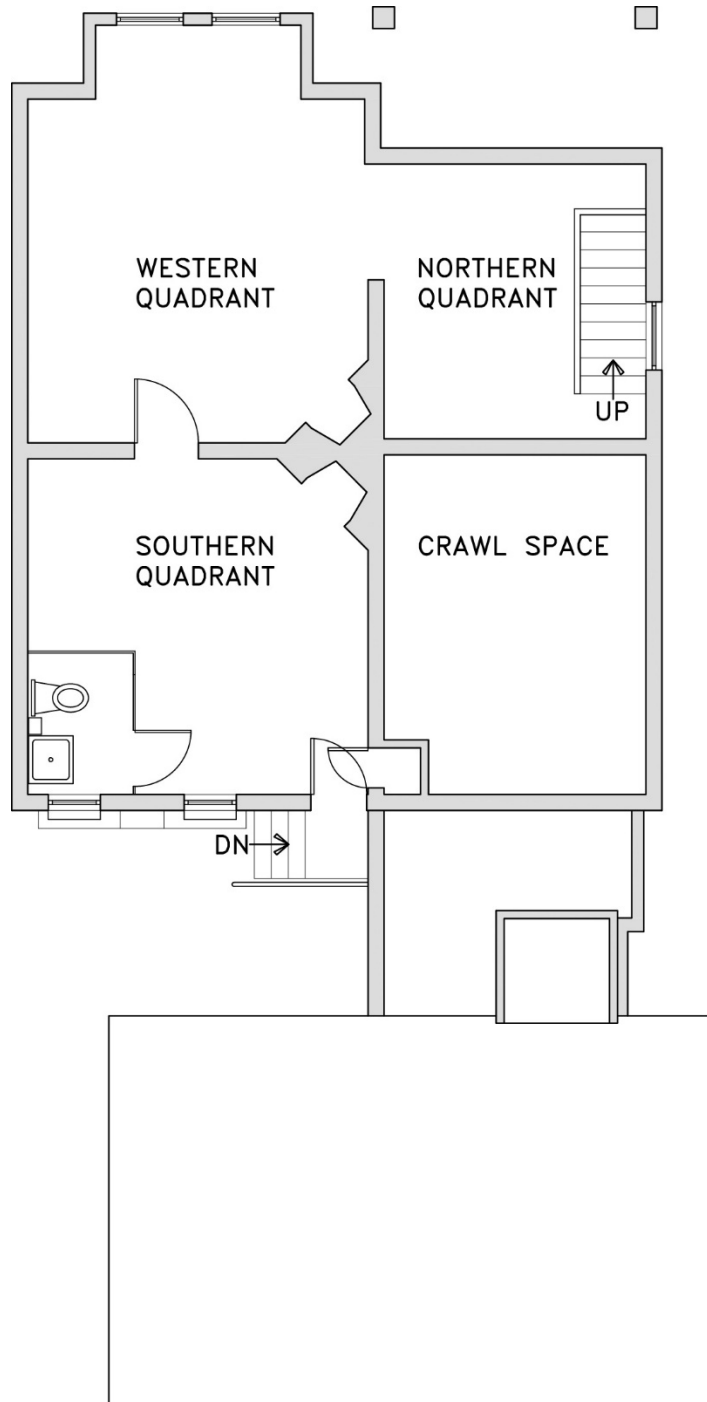
86 Maryland Avenue is an architecturally and historically significant building due to its uncommon architectural style in Annapolis. In addition, it exemplifies the broader trend of the growth and development of the city of Annapolis. It has a high level of integrity that could be lost if the structure is not properly sealed to prevent water penetration or is not regularly maintained.

As stewards of the property, AIA Maryland now has the responsibility to protect their building. This historic structure report should be one of the resources that guide them through their management, but not the only one. A maintenance plan and preservation plan should also be developed to aid in this process.

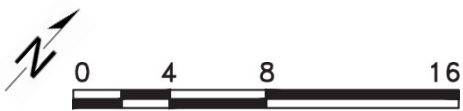
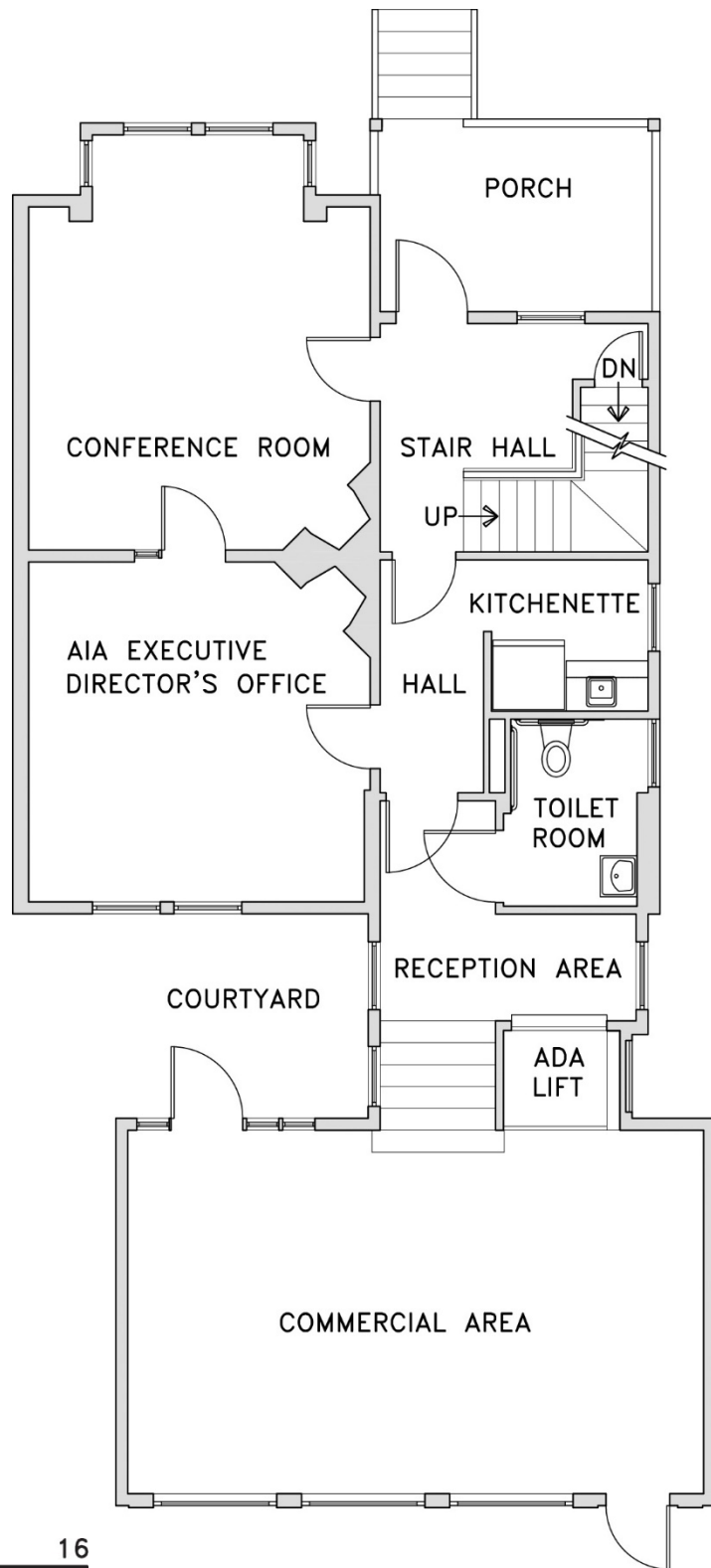
As more information becomes available, the building should be reevaluated. This is necessary to ensure that the principles guiding the stewardship are still relevant to protect against the loss of character-defining elements, or worse, the loss of the building.

Appendix A: Drawings

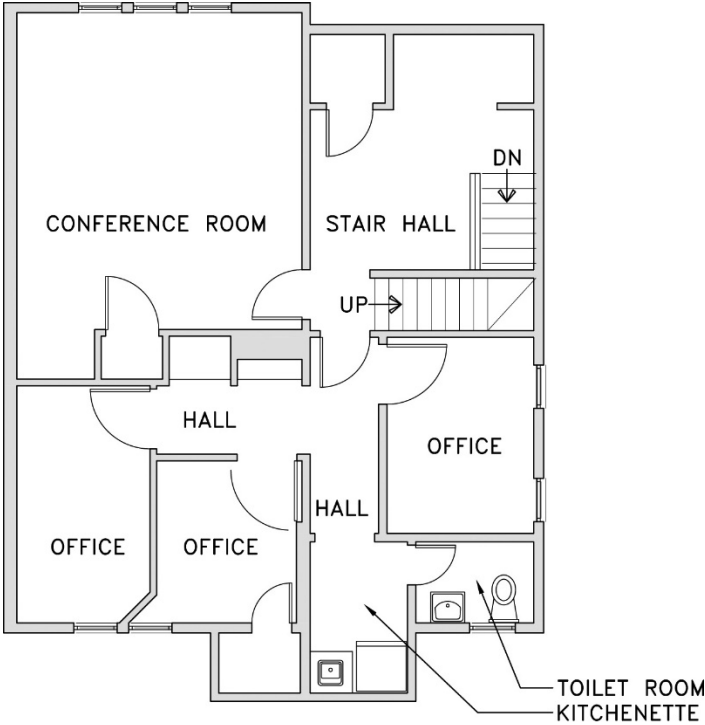
Basement Floor Plan



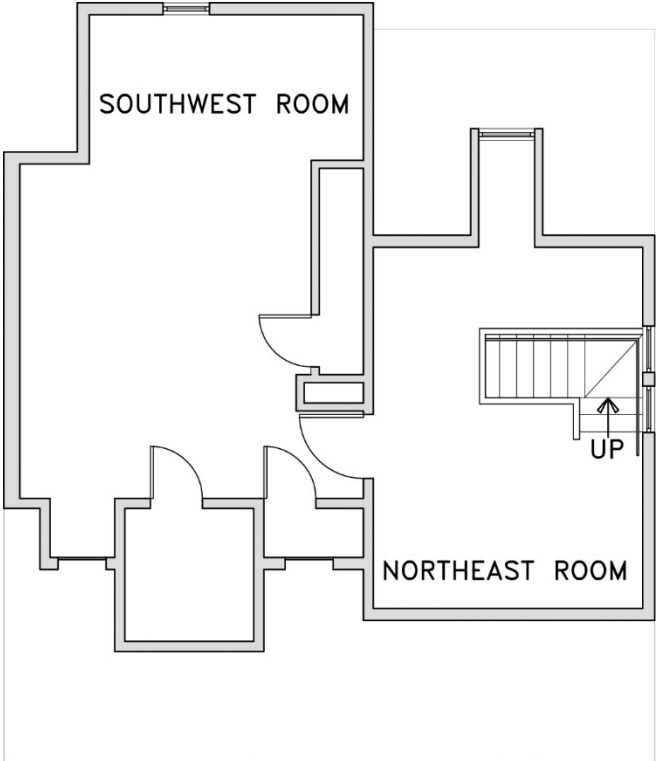
First Floor Plan



Second Floor Plan



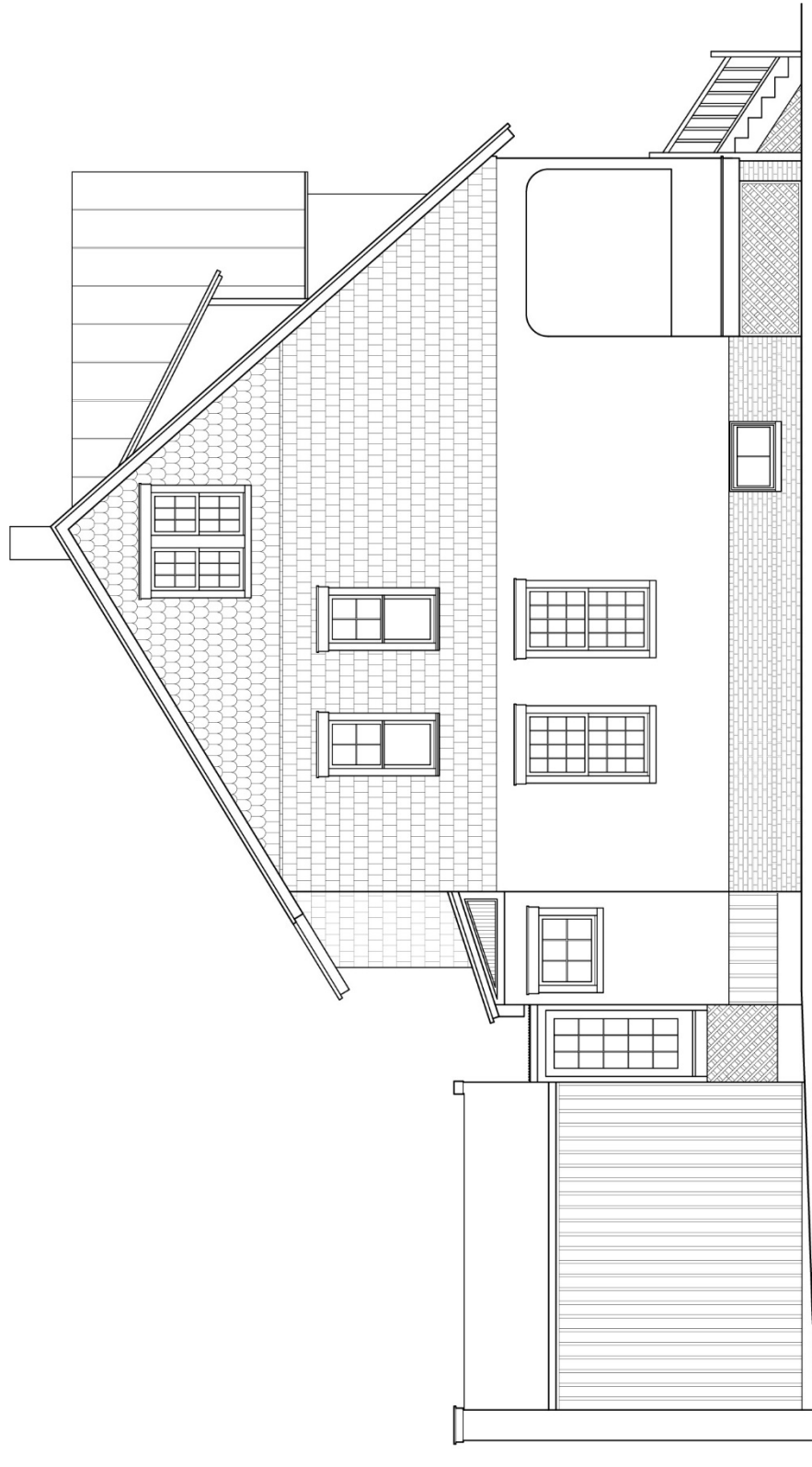
Third Floor / Attic Plan



Northwest Elevation



Northeast Elevation



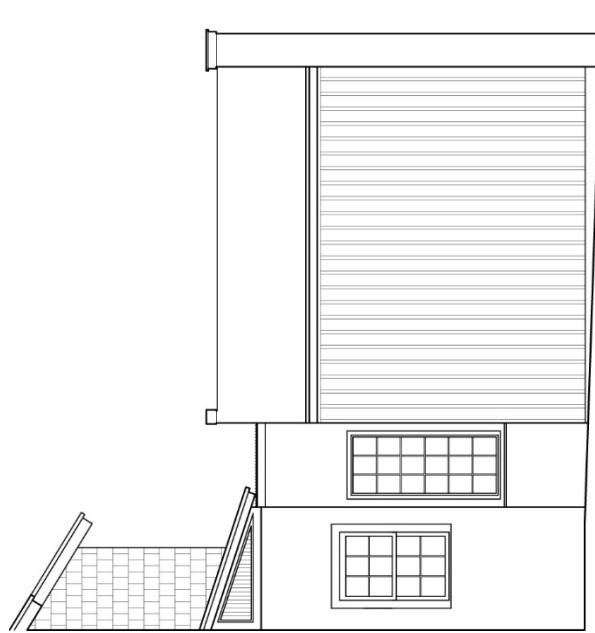
Southeast Elevation of Commercial Addition



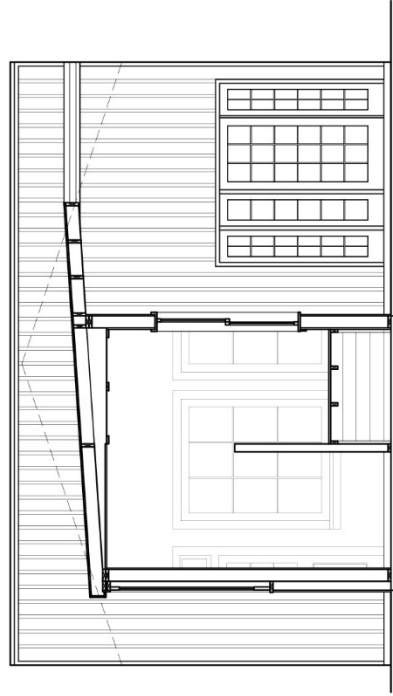
Southeast Elevation of the Original Structure



Southwest Elevation



Northwest Elevation of Commercial Addition



Appendix B: Chain of Title

Date	Grantor (seller)	Grantee	Liber No.	Folio No.
4/14/1897	Randall Trustees	Ellen R. Cheston	GW 5	418
11/12/1901	Ellen R. Cheston	D. Murray Cheston	GW 23	73
9/2/1920	D. Murray Cheston deceased	Katherine Wirt Haines, William J. Haines, Alexander R. Cheston, Mary Cheston, Margaret G. Cheston, D. Murray Cheston, Jr and Mary D. Cheston (Cheston Estate)	WNW 37	65
11/3/1920	Margaret Galloway Cheston	Eleanor McParlin Davis	WNW 39	13
6/27/1961	Catherine Roca Davis Newton, daughter of Eleanor Davis	Philip Van Horn and Margaret Thackray Weems	GTC 1490	40
11/28/1963	Philip Van Horn and Margaret Thackray Weems	John N.C. Gordon and Jessie Kennecott Gordon	LNP 1669	211
6/24/1976	John N.C. Gordon and Jessie Kennecott Gordon	Margaret Thackray Weems	2863	525
4/15/1983	Margaret Thackray Weems	Lallie Properties Partnership	3576	776
8/22/1985	Lallie Properties Partnership	Leonard Davidov and Eleanor M. Davidov	3937	114
3/25/1994	Leonard Davidov and Eleanor M. Davidov	Darryl H. Savage	6588	218
2/25/2003	Darryl H. Savage	Snyder Commercial LLC	12646	8
8/2/2011	Snyder Commercial LLC	AIA Maryland, Inc.	23719	219

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