

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Sands, John, House

Other names/site number: AA-652

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 130 Prince George Street

City or town: Annapolis State: MD County: Anne Arundel

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 A B x C D

	Director/SHPO	November 15, 2021
Signature of certifying official/Title: <u>Maryland Historical Trust</u>		Date
State or Federal agency/bureau or Tribal Government		

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: 18th-century Chesapeake regional vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Sands House is located at 130 Prince George Street near the City Dock in Annapolis, Maryland. Likely dating from the second quarter of the 18th century, the original portion of the Sands House is a small gambrel-roofed frame dwelling with the gambrel end forming the southeast street facade. This three-bay front has a central entrance and two floor levels, and a single narrow window at the top of the gambrel lighting the attic space. At the ridge of the roof is a massive central chimney with a cap of two bands of projecting courses. On the north side of the house is a one-story shed addition with a long sloping roof which was added in the late eighteenth century. The roof on this addition hides the lower slope of the gambrel roof on the main part of the house, giving the whole composition an asymmetrical form. The interior of the original portion of the house is organized in a lobby-entry, hall and parlor plan with a central chimney stack providing fireplaces in both rooms. The second floor is reached by a narrow winding stair. The interior finish notably reflects an early phase in the transition to flush framing, with principal framing members left expressed. The house underwent extensive remodeling around 1904 when the whole structure was raised a foot and a half and nearly all the exterior fabric, including the clapboarding and the window trim, was replaced. It was also during this remodeling that the small front porch and the two-story rear ell were added.

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Narrative Description

The Sands House stands a little more than a block from Annapolis' waterfront, pressed inland over its life by the infilling of the harbor. The house appears as a modest frame, gambrel-roof dwelling with early twentieth-century finishes, yet the bones of its original eighteenth-century form telegraph through its later remodelings. Historians have long pondered its construction date and have tested both the site and the building for clues to its initial erection. Reporting from those archaeological excavations and dendrochronological sampling yielded, at best, more questions than answers, and at worst, misperceptions as to the building's original state and subsequent development. Recent documentary research by Jean Russo, paired with physical investigations of its fabric over the past twenty years, helps clarify some of the confusion.

Dendrochronological testing carried out by Herman J. Heikkenen in the 1990s assigned a date of 1681 for the felling of trees used in the original portion of the house; however, architectural and documentary evidence point to a considerably later construction date.

First, its siting and orientation to the emerging streetscape seem to correspond to plans that postdate the dendrochronology findings. Richard Beard's first survey of "Arundelton" was not made until 1684, and Governor Francis Nicholson's formal city plan was codified in 1695.

The most compelling evidence for an eighteenth-century date lies in the structure itself. The carpenter who constructed the dwelling laid out its walls with an early version of flush framing that intentionally hid the main structural posts and secondary studs with plaster and did not articulate the principal timbers. Flush framing, as a conceit of polite architecture that emerged in the region around 1700, made its way north from Jamestown and Williamsburg only slowly, with Annapolis builders adopting it more gradually than town folk in southeastern Virginia did.ⁱ True, the Sands House builder still showed some modest signs of old-fashioned expression of the building frame by encasing the two end plates and a few posts. He let them sit proud of the finished wall surfaces. And he treated upstairs with a similar conservatism using articulated principal rafters. Yet this level of expression mirrors similar evolutionary treatments even in places like Williamsburg during the first half of the eighteenth century.ⁱⁱ Seeing the use of flush framing several decades earlier in seventeenth-century Annapolis than what was taking place in lower Virginia seems implausible, even when considering the concession of continued use of a few expressed framing members.

One can observe a more direct contradiction to a seventeenth-century construction date by considering the form of the roof frame. The Sands House carpenters built it with a gambrel profile (or "Dutch roof," as contemporaries called a roof with two sides, each having a shallower slope above a steeper one). This style of framing first shows up in surviving Southern buildings no earlier than the 1720s and in documents starting in the late 1730s.ⁱⁱⁱ Other than here, the earliest Annapolis and Maryland examples date to the late 1730s. Why, then, would it first appear at Sands, only to remain a dormant form for another 40 or more years?

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In all fairness, some historians point the unusual manner in which the roof was constructed as a telltale sign that it could date quite early. Many see it as related to Connecticut framing conventions. Yet that is likely a misunderstanding of the nature of the Sands House structure. Its frame included widely-spaced principal rafters that tenon and pin to tie beams at the lower level and are joined by a collar-like member at their tops. They form the truss of the lower attic on which the upper roof builds. A board false plate sits on top of the lower principal rafter/collar connection to carry the upper set of principal rafters, which rise at a lower pitch and are tenoned and pinned at their ridge to complete the roof shape. So far, nothing about this roof is alien to traditional Chesapeake framing. Then, instead of a row or two of purlins used to carry common rafters, the principal rafters are set with a series of small purlins with offset tenons spaced 22" on center that run up each slope of the roof. It was this final step—the elimination of all common rafters from the design—that makes the Sands House roof frame so different from the regional norm.

And it was this use of multiple purlins that caught the attention of historians who relate it to similar work by their New England cousins. Similar, yes, but of a Connecticut form, no. Multiple purlin roofs emerge in New England at an early date because of their builders' wide acceptance of mill sawing of planks and timbers. New England builders found that wide planks, which they produced more easily at a mill than Marylanders did by hand pit sawing, could reduce redundant framing and simplify their joinery. To that end, they often eliminated all common rafters and replaced them with multiple purlins carrying wide, sash-sawn planks set perpendicular to the ridge. The Sands House builder spaced his rafters less widely than in typical New England frames, which allowed for lighter-weight purlins, and they are more tightly spaced than needed for board sheathing. Instead, these purlins seem intended to carry long side-lap shingles that were 40 inches in length, and the purlins eliminated any need for sheathing. Side-lapped shingles were a traditional Maryland solution, a covering type used in the region from at least early in the eighteenth century and which remained common for about a century. They were an intermediate form between the horizontal, clapboard roof coverings that were cheap to make but leaked badly, and the refinement of conventional shingles that were costlier to produce and expensive to install. Side-lapped shingles formed a leak-proof but economical covering. While frequently used in the upper South and likely north into Pennsylvania, side-lap shingles are unknown in New England. In short, the roof form, while unusual, accounts for its Chesapeake origins in how the Sands House carpenter solved this particular engineering problem.

In several ways the roof fits nicely into the regional vernacular during the second quarter of the eighteenth century. When Dutch roofs first show up, builders rarely used them to cover single-pile houses. One of the earliest dwellings fitted with this roof form in Maryland was that of Judge John Brice, who covered his double-pile dwelling with one a few blocks up from the Sands House on Prince George Street in 1739. Even Pemberton Hall, built on the Eastern Shore a few years later, had a Dutch roof fitted to its three-room plan, which was made double pile on the side of the passage that the dining room and chamber sat. Early use of gambrel roofs allowed extra space in lofts but saved money by not adding a full second story. Placing them over extra deep ground floors made their use most practical. The builder of Sands House, while only dealing with a plan one-room deep, cleverly and unconventionally turned his Dutch roof to span

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the length of the structure—including the hall, parlor, and the lobby entry—to gain more space on his second floor than a simple gable could provide.

One final roof detail, which both relates this work to local customs and points to a solidly eighteenth-century construction date, is its incorporation of a board false plate into the upper attic. False plates typically carry common rafters but have on occasion been employed as a member on which to seat principal rafters in pre-Revolutionary houses (La Grange in Charles County and Primrose Hill in Eastport, for instance, have such an arrangement). While the false plate emerged in the Chesapeake region in the seventeenth century, it was first simplified into a plain board in the late 1710s in Williamsburg, Virginia. For the board false plate at the Sands House to date to 1681 defies credulity. Together, this compilation of framing details adds up to a building constructed sometime during the second quarter of the eighteenth century.

Remains of original trim in the house help confirm what the framing suggests. While the house did receive a major makeover early in the twentieth century, enough of its early finishes survive to also point to an eighteenth-century construction date. Two- and three-paneled doors hung on large, brightly-polished foliated hinges foster an image of a polite house built in the early eighteenth century. Windows that survive on the second floor, while missing their original sash, nonetheless display their Georgian origins in their proportions created for sash (instead of leaded casements as would have been used in the 1680s). These windows also classical single architraves fitted with ovolo backbands, a type of classical treatment arrived in Maryland around 1700. It was first used by the gentry for their dwellings and the public buildings and churches that they helped commission.

One could perhaps interpret the Sands House builder's choice of solid window jambs (instead of ones assembled from multiple boards) that do not accommodate weights as a sign of an early date, yet builders continued to construct windows in this manner for a 100 years or more. Also, old fashioned are the use of plain, beaded boards for door architraves on the passage side of openings that paired with plain boards opposite. Still, these details are simply suggestive of an early eighteenth century date at best and not earlier.^{iv}

The most retardataire aspect of the house is its floor plan. Its first builder laid it out with a center stack and a lobby entry—one that gave independent access to its first-floor rooms, which were a hall and a parlor. Lobby-entry, hall-and-parlor houses fell from favor in the Chesapeake during the last quarter of the seventeenth century. So why would it show up here in the second quarter of the century following? First, note that although planters and gentlemen soon consciously replaced this plan arrangement with end-chimney houses—even going so far in their own older dwellings as to tear out center chimneys and replace them with fireboxes on the gable ends—a few continued to build in this manner throughout the eighteenth century. The Saunders House erected in Williamsburg about 1760 is a fine example. The builder of Sands House likely chose the plan form to create generous-sized rooms with independent access without significantly elongating the house. The more common option after about 1720 called for a center passage instead of a lobby, which added extra width—and cost—both in terms of more material (framing and plasterwork) and in the requirement for a more refined and expensive staircase. As we will see, the builder was also constrained by the width of his lot, which made the use of this older

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plan form all the more enticing. The lobby-entry plan, with a single stack to serve all fireplaces, and an enclosed, winder stair, gave its patron a respectable house at a reasonable cost and seems a judicious, conservative choice for the home of a tradesman.

Recent documentary research also points to a plausible narrative for its construction by carpenter/joiner Joseph Evitts between 1740 and 1745—the date after which he leased the eastern quarter of the lot on which the house sits and before he acquired additional portions of the lot five years later. Dr. Charles Carroll subdivided the property in 1739 to create four parcels and the house responds to that artificial land division. As such, it seems unlikely that this house was built earlier than its association with the subdivision. This tight date range acknowledges the architectural evidence and fits well with the seemingly contemporary introduction of Dutch roof construction in eastern Maryland.

Although the house is interesting in its early form, a few episodes of change made significant and interesting improvements to it. Later owners made a succession of additions to the west side, perhaps starting as early as the 1760s. A shed was built to that side of the house, which was later rebuilt. Archaeologist Paul Shackle assumes that the evidence of an earthfast structure he discovered underneath the current wing is part of the remains of the first of the sheds. However, given the form of that addition, the earthfast posts seem unlikely related to this building and probably belonged to a building that predates the current house. Whatever its form, the first addition to Evitts' house received a shingle roof at the same time as the main roof was stripped of its side-lapped shingles and replaced with smaller and more conventional round-butt ones. They were laid with a six-inch exposure and painted an orange color in red lead. That roof extended over this western addition. Given its height, the floor level of the shed likely sat near or at grade.

Before the end of the 18th century, the shed was rebuilt to its present form. A glazed door with wide muntins and hung on large HL hinges connected it to the main house. The inclusion of a door with a glass panel suggests that by this time the shed was used as a shop. Perhaps this was the workspace of one of the tradesmen who owned the house in the eighteenth century, who also used the western room in the main block as a parlor and counting room. Alternatively, the shed might have served as commercial space. Either way, the glazed opening was a traditional way for the shopkeeper or tradesman to watch his shop and keep his accounts in a separate space.

The house underwent little obvious change again until early in the twentieth century. Colliding events and modern needs occasioned another major renovation that began in 1904. An estate was settled and title to the property was cleared up in 1902. Moreover, the street and sidewalk were raised, making the house sit uncomfortably close to the ground. Finally, current conveniences, such as gas and electricity, centralized heat, and a modern kitchen were sorely needed. Beginning in 1904, the house was jacked up 18", new foundations inserted under the frame, and the chimney stack was extended to accommodate the raising. Windows were modernized, siding replaced, and a porch was erected on the front. Trim in the old part of the house was upgraded, including a large bay window fitted on the rear of the east parlor and new neoclassical-revival-style mantels were fitted over fireboxes that had to be rebuilt because of the raising of the frame. A rear wing of uncertain date was replaced with a new dining room, kitchen, and a back stair

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passage that gave the house a more contemporary arrangement. Gas lighting was installed, and in 1908, hot-water heat was provided. The last of this generation of improvement included addition of electricity, which was nicely commemorated by the signature of the electrician on the side of the attic framing in 1918. Although subsequent owners have made modest changes, the house stands today largely as it was remodeled in the opening decades of the twentieth century. The remodeled house fit well with the small scale, residential neighborhoods that were built or remade in downtown Annapolis in that period.

The Sands House is a unique Annapolis landmark, one that provides a rare glimpse into the domestic setting of an eighteenth-century tradesman who first built it. It displays an unusual mix of conservative structural, decorative, and organizational ideas, while also being decidedly eighteenth century in their execution. This early phase speaks to the desires and pretensions to politeness that are balanced by the efficiencies of Evitts' means and social standing. As such, the house is an extremely important relic from this era. Yet it also is important for what the house became early in the twentieth century. Its colonial form became the ideal infrastructure on which a later owner could mold into a modest, modern, waterfront Annapolis house. The scale was right, its form interesting and compelling enough to rework into a late Victorian, pre-WWI dwelling that provided extensive space and all the accommodations demanded of the neighborhood. The combination of its eighteenth-century and early twentieth-century construction phases is one of the features that contribute to the Sands House's extraordinary interest.

ⁱ See "Framing," by Willie Graham, in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, ed. by Cary Carson and Carl R. Lounsbury, 206-238

ⁱⁱ Walthoe's Storehouse, built 1749-50 and later to become Charlton's Coffeehouse, offers an example of exposed framing of principal rafters in the attic and a more refined ground-story treatment like the Sands House arrangement.

ⁱⁱⁱ The earliest known Southern reference to a Dutch roof was the reporting in the *South Carolina Gazette* of a construction project in Charleston in 1734, which included a "Pine Frame of a Dutch roof'd House, four rooms on a floor."

^{iv} Judge John Brice's House, for instance, built 1739, uses this same type of doorjamb on the upper story.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
ca. 1740 – ca. 1904

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Sands House is significant under Criterion C as an extremely rare and unusual example of early domestic architecture in the Chesapeake region. Architectural and documentary evidence point to a construction date ca. 1740, placing it among the earliest frame dwellings in Annapolis. Its combination of longitudinal gambrel roof form, lobby-entry hall-parlor plan, central chimney, and partially expressed structural system is particularly noteworthy, as are such interior features as raised panel doors and decorative hinges. The house is a contributing resource within the National Register-listed Annapolis Historic District; however, its architectural distinction merits comprehensive documentation and individual recognition.

The Period of Significance, ca. 1740-1908, begins with the presumed construction date and extends through the early-20th-century remodeling, during which period the house substantially achieved its present form and appearance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

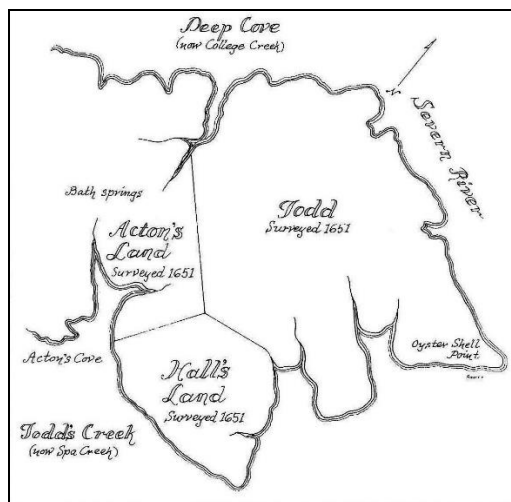
In addition to being one of the oldest all-frame buildings in Annapolis and a structure of unusual design, the house has the distinction of being one of the most well-documented over the long course of its history, with relevance to three centuries of city and national history, and of having a record of continuous occupation by one family that only one or two other houses in town can surpass. The letters of Williams Sands, written while on his way north to fight in the Battle of Brooklyn; the many letters of Susannah Sands written during the “occupation,” from her point of view, of Annapolis by Union troops during the Civil War, which provide a “secesh” perspective on that period of the city’s life; and the family’s close, two-generational ties to the US Naval Academy are but the most salient examples of the extent to which the story of the house and its occupants is intertwined in ways not only large but also small (the notes left by workmen on the interior structure, the various bills for major and mundane repairs) with the story of Annapolis, the state, and the nation.

130 Prince George Street

Thomas Todd Jr.’s 1671 patent of Todd’s Harbour, one hundred and twenty acres in the port of Arundelton, initiated the eventual development of the 198’ by 198’ piece of land that became lot 96 when James Stoddert surveyed the city in 1718.

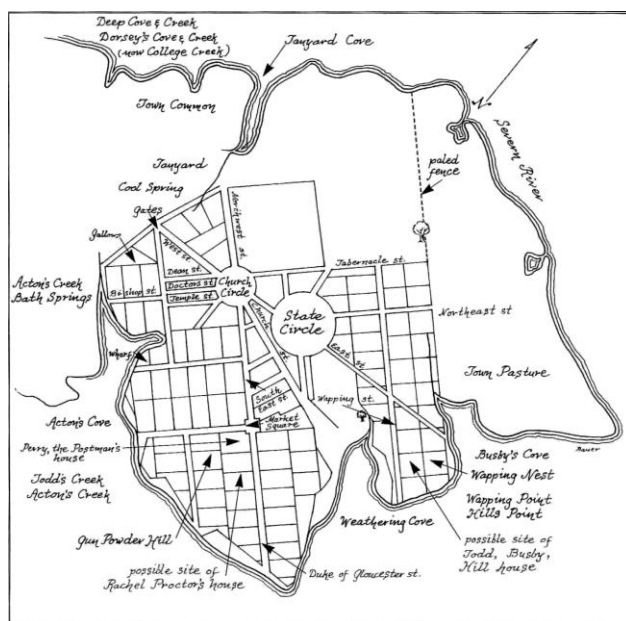
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Lindauer, *Paths to Plats*, 7.

Todd sold ninety acres of Todd's Harbour to Dr. Robert Busby in 1672. With Busby's death in 1674, the land passed by the terms of his will to his widow, Margaret, who in turn sold the tract prior to her death in 1677 to Richard Hill, Sr.¹ When the legislature in November 1683 established Ann Arundell Town on the Severn River, the new town's one hundred acres included 33 acres of Hill's land. Surveyor Richard Beard in 1684 laid out the mandatory 100 lots in a grid pattern along the shoreline between Acton's Cove and Busby's Cove.²



Lindauer, *Paths to Plats*, 16.

The sale in March 1696 of Beard lot 79 on the northeast side of Wapping Street documents that the same lot "was formerly entered by Richard Hill Senr the Second Day of August one thousand six hundred

¹ Anthony D. Lindauer, *From Paths to Plats: The Development of Annapolis, 1651 to 1718* (Annapolis, MD: Maryland State Archives and Maryland Historical Trust, 1997), 5-6.

² Lindauer, *Paths to Plats*, 10-11.

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Eighty Foure.” At some point, Thomas Tench—a London merchant who in 1684 immigrated to Maryland, where he held provincial offices both before and after the move of the capital, and local offices in Anne Arundel County after the move—became the owner of lot 79, which he sold to Richard Hill Jr. in March 1696.³

The October 1704 fire that burned down the first state house in Annapolis also destroyed the land records stored there, making documentation of the early land history of the town dependent on oblique references in later documents, as illustrated the revelation of the details of Hill’s occupation of lot 79 in the deed that returned the property to his son. Documentation of Hill’s ownership serves to establish the eastern line of Stoddert lot 96 as Hill’s Beard lot 79 (later Stoddert lot 97). In the same way, it will be seen that the sale of Stoddert lot 95 in 1705 establishes it as the west boundary of Stoddert lot 96. With those two boundaries confirmed, the property occupied by “Mr. William Hopkins, gent” in 1695 can be identified as Stoddert lot 96. In October of that year, the General Assembly examined the account of Mr. William Hopkins of Ann Arundell County and allowed him 560 pounds of tobacco for the “Drummers accommodations.” Hopkins’s will and the subsequent history of his lot confirm that he had a house on lot 96 that would have provided housing for the city’s drummer.⁴

When William Hopkins died in late July or early August of 1702, he left his house and lot in town to his daughter Anne, the wife of John Jobson.⁵ Neither county nor provincial court land records document the subsequent transfer of the Hopkins/Jobson to a new owner. Nevertheless, in 1706, innholder Evan Jones used the lot, by then in his possession, as security for a mortgage from the first Charles Carroll, known as the Settler (CCS). The mortgaged property included not only the “tenement house and lot of ground in port of Annapolis in Wapping, on the east side of Mr. Edward Hancox” [lot 95], but also negro man Jack, 3 feather beds, 2 flock beds, 1 half flock-half feather bed, a brass kettle, and a bay horse. Jones was to repay the mortgage of £50 sterling by 1 May 1707.⁶

A year earlier, in October 1705, Lawrence and Elizabeth Draper of Baltimore sold a “Messuage Tenement or Dwelling house together with one lot of Land . . . on the North side of prince Georges Street & binding upon a lott of Land Laid out for one W^m Hopkins” to Edward Hancox, an Anne Arundel County merchant, for £13.10.0 current money.⁷ Thus, as of 1706, Edward Hancox held the Beard equivalent of lot 95, Evan Jones occupied lot 96, and Richard Hill, Jr. owned lot 97. Edward Hancox sold his lot to Robert Quarry, of Philadelphia, for £100 sterling in 1706; in 1712 Quarry sold it Amos Garrett.⁸ Richard Hill sold his house and lot 97 to his brother Joseph in 1712; Joseph in turn sold it to James Crooke in 1714.⁹ Therefore, when James Stoddert undertook a new survey of Annapolis in 1718, he surveyed lot 95 for Amos Garrett, lot 96 for Evan Jones, and lot 97 for James Crooke.¹⁰

³ Provincial Court, Land Records, WRC:740-41, MSA S552-8. Available at msa.maryland.gov as vol. 717 of *Archives of Maryland Online*.

⁴ Vol. 19, *Archives of Maryland Online*, 267; Papenfuse, et al., *Biographical Dictionary of the Maryland Legislature* (Baltimore: Johns Hopkins Press, 1979), 1:460.

⁵ Prerogative Court, Wills, II:212; written 7/26/1702, proved 8/6/1702.

⁶ Anne Arundel County (Land Records), WT2:402, MSA C97-8

⁷ Anne Arundel County (Land Records), WT2:255, MSA C97-8.

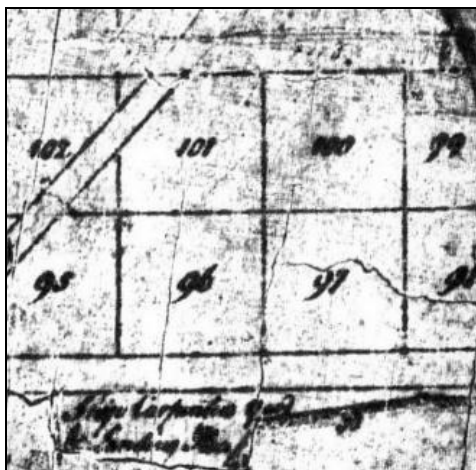
⁸ Anne Arundel County (Land Records), WT2:437, MSA C97-8 and PK:509, MSA C97-9.

⁹ Anne Arundel County (Land Records), IB2:6 and IB2:157, MSA C97-10.

¹⁰ Chancery Court (Chancery Papers, Exhibits), James Stoddert, Resurvey of Annapolis, 1718, MSA S528-267.

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Stoddert Survey, 1718

In the 1710s, Evan Jones served as deputy collector for the port of Annapolis and in 1720 was elected as one of the city's aldermen, a position he still held when he died on 14 June 1722. Seventeen years later, on 27 October 1739, Evan Jones, planter, of Prince George's County, son and heir of Evan Jones of Annapolis, gentleman, and Mary Jones, widow of the said Evan Jones, signed an indenture with Charles Carroll [of Annapolis: CCA], son and heir of Charles Carroll of Annapolis [CCS], and Charles Carroll of said city, surgeon, to sell all of lot 96 for £80 current money. Part of the purchase price paid off the original 1706 mortgage to CCA as his father's heir and the balance went to Evan and Mary Jones. Dr. Charles Carroll thus became the owner of lot 96, described as being on the northeast side of Prince George Street, beginning at a locust post of Mr. Garrett's lot [95] and running northeast 198' on said street.¹¹

On the first of January, 1740, Dr. Carroll divided lot 96 into 4 equal sections, each 49.5' wide. He leased one-quarter of lot 96, the easternmost section [IV], to carpenter/joiner Joseph Evitts for five years at an annual rent of £1.16.0 current money¹² and conveyed title in fee simple to Evitts in 1744. Described in this deed as a "joyner," Evitts paid **£30** current money for one-quarter of lot 96, "now in his possession," contiguous to Mr. Crooke's lot [97].¹³ The middle two sections (II and III), sold as a unit by Carroll in 1741 to John Irvin, laborer, also became Evitts's property when he bought them in March 1745 from Dr. George Steuart, to whom Irvin had sold the property in 1743.¹⁴

¹¹ Anne Arundel County (Land Records), RD3:197, MSA C97-18.

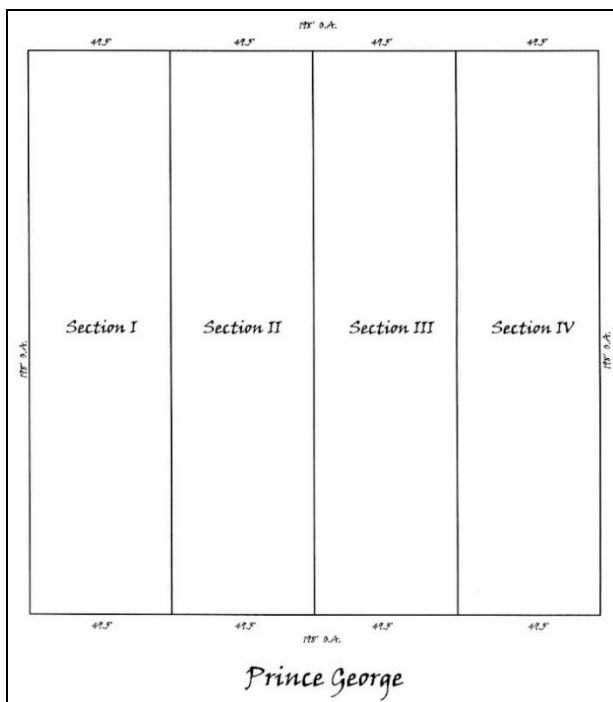
¹² Anne Arundel County (Land Records), RB1:63, MSA C97-19. The date of sale written in the deed is recorded according to the Gregorian calendar, with March 25th as the first day of the new year, referred to as Old Style, or OS. Dates between January 1 and March 24th were often written with two years, i.e. January 1, 1739 would be written as Jan. 1, 1739/40. By the Julian calendar, not adopted by England and its colonies until September 1752, but in use elsewhere in Europe, the date was actually the 1st of January 1740, *not* 1739.

¹³ Anne Arundel County (Land Records), RB1:386, MSA C97-19.

¹⁴ Dr. Charles Carroll to John Irvin, 5/15/1741, profits and appurtenances, for £60 current money. Anne Arundel County (Land Records), RB1:63, MSA C97-19; John Irvin, laborer, to Dr. George Steuart, houses, tenements, profits, etc. for £150 current money in December 1743, Anne Arundel County (Land Records), RB1:349, MSA C97-19; and Dr. George Steuart to Joseph Evitts, carpenter, for the same price, half of lot 96, bordered on one side by Evitts and on the other by the fourth part sold by Dr. Carroll to Patrick Creagh, painter, Anne Arundel County (Land Records), RB2:76, MSA C97-20. This deed was also dated 1744 OS but was actually signed on 19 March 1745. The deed to Creagh, recorded in Provincial Court (Land Records), BT4:315, is dated 14 April 1748. The section also sold for £30 current money, which would appear to be the *value of an unimproved quarter-lot*. **Note that it was the price paid by John Evitts for section IV.**

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Creagh Irvin Irvin Evitts
 Steuart Steuart
 Evitts Evitts

The Joseph Evitts who now owned three sections of lot 96 was the third generation of his family in British North America. The first Joseph Evitts emigrated from England and settled in Connecticut. His son, Joseph Jr., born c. 1675 in that colony, moved to Philadelphia, where he died in 1727. Joseph III, born in Philadelphia in 1705, had relocated to Anne Arundel County by 1725, when his eldest son John was born in Annapolis. Evitts married Sarah (surname unknown),¹⁵ presumably his second wife, in 1737. Evitts had three known children: John, Mary, and Martha.¹⁶

Various contemporary documents identified Joseph Evitts as a “joyner” and/or carpenter, evidence of woodworking skills that not only provided a livelihood but also gave him the competence and experience needed to build his own house. Between 1740 and 1745, when Evitts owned only the easternmost 49.5’ section, he did just that, constructing on just the narrow width of section IV a 40’ by 20’ one-story house of an unusual design, with its gambrel roof, central chimney, and lobby-entry floor plan. The alignment of the building solely within the quarter-lot’s 49.5’ width, abutting the boundary line of lot 97, argues strongly for a size and positioning determined by its builder’s ownership of just one-fourth of lot 96 when he erected his house. While early deeds mention the presence of at least one house on lot 96, Evitts was the first owner whose initial ownership of any part of the lot encompassed only a one-quarter section. Although the eighteenth-century dwelling has undergone many alterations over the years since Evitts built it, the central core remains largely unchanged in plan and retains many original features.

¹⁵ That her given name was Sarah is known only because her dower rights made necessary her agreement to the sale of any real property.

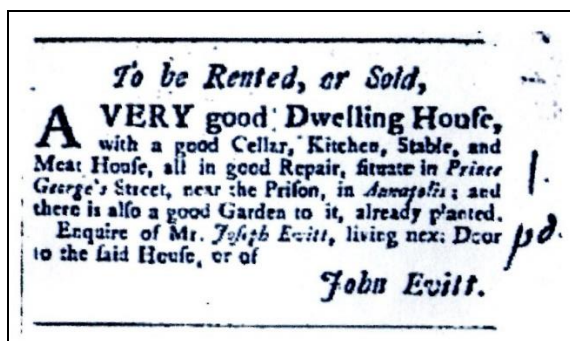
¹⁶ Evitts family history, courtesy of a descendant, but with no source citations for a number of the birth, marriage, and death dates.

Sands, John, House (AA-652)

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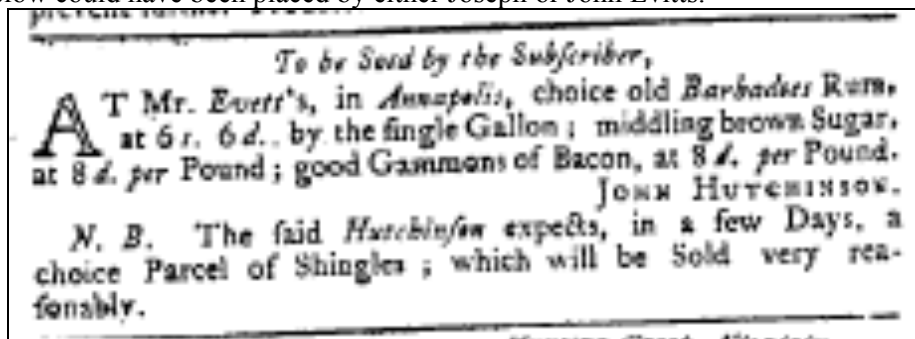
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The day after he bought the middle two sections of lot 96 in 1745, Joseph Evitts, “joyner, on the one part” deeded section II to his son John, “joyner, on the other part.” The indenture described the lot in question as encompassing 49.5’ on Prince George Street adjoining the lot purchased from Steuart, “with the messuage or Tenement thereon lately erected & built by John Irvin.”¹⁷ That house, built by Irvin between May 1741 and December 1743, has not survived but Evitts described the property when he offered it for rent in April 1752:¹⁸



John married Martha Eleanor Woodward, daughter to Abraham Woodward and Priscilla Ruley, in 1752, and it is possible that the couple chose to live elsewhere in town after their marriage.¹⁹

The notice below could have been placed by either Joseph or John Evitts.



Maryland Gazette, 22 April 1746

Joseph Evitts's second child Martha, married Thomas Brooke Hodgkin, from Charles County, on 24 February 1757.²⁰ In 1760, Evitts, in exchange for £152.10 current money, sold his son-in-law his original lot—section IV—plus an additional 8.5’ on the west side, taken from section III to provide access to the rear of the house, as well as a 20’ x50’ lot on Vine Street in Philadelphia.²¹

¹⁷ Anne Arundel County (Land Records), RB2:75, MSA C97-20. The date as written in the deed was the 20th of March 1744 OS, making 1745 the actual year of the conveyance. That it was the west portion of the land sold by Steuart is confirmed by the 1748 sale for £30 by Carroll to Patrick Creagh of an undeveloped 49.5’ section (I) of lot 96, bounded by Creagh's own lot (95) to the west and Irvin's lot to the east. Provincial Court (Land Records), BT4:315, MSA S552-23.

¹⁸ Maryland Gazette, 4/9/1752.

¹⁹ Evitts family history.

²⁰ St. Anne's Parish records. F. Edward Wright, *Anne Arundel County Church Records of the 17th and 18th Centuries* (Westminster, MD: Family Line Publications, 1989, 1994), p. 103.

²¹ Annapolis Mayor's Court (Land Records), B:274, M41-1.

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[When Patrick Creagh died on 24 December 1760, he left his widow Frances all of lot 95 and a quarter part of lot 96 with the “chaise house built thereon.” See later discussion of Randall Street extension.]²²

Joseph Evitts, “carpenter and joyner,” conveyed a portion of lot 96 to his son John in November 1763. He acted, according to the deed, in consideration of John’s right to demand one moiety [half] of a house now occupied by John Carty [“Cartee”] opposite the prison, part of which had been built by the said John [with Joseph, one assumes, having built the other half] and all the materials for it found by the said John. In return for a release by John of all claims to that house, John received a 41’ x 60’ portion of section III beginning at the easternmost corner of the lot already owned by John, in the line of John Brice’s lot 101, then running southeast with lot 101 for 41’, then southwest 60’, then 41’ back to the line of his son’s lot, and then back to the beginning; in other words, roughly the back third of what remained of section III after a strip along the eastern side had been added to section IV.²³



On the 16th of January in 1767, John Evitts, carpenter, wrote his will, leaving to his daughter Mary Clajon during her lifetime a house directly opposite the prison between the lots of John Evitts and Thomas Brooke Hodgkin (that is, the remainder of section III). At Mary’s death, her son Joseph Butler was to inherit; at his death, John Evitts and his heirs would become the owners of this section of lot 96. The balance of his estate Evitts left to his daughter Martha, wife of Thomas Brooke Hodgkin. Evitts probably died sometime between the end of April and May 9th, when two of the witnesses attested to the validity of the will.²⁴

Stoddert survey: lot 96 with 101 above it

The following March, Thomas Brooke Hodgkin, merchant, who lived on Duke of Gloucester Street, sold 58’ of lot 96 on Prince George Street with the buildings and improvements thereon, adjoining the “late Mr. Crooke’s lot” (that is section IV, adjacent to lot 97). The buyer was John Carty (Cartee elsewhere), a shipwright, who agreed to pay Hodgkin £450 Pa. curr.²⁵ Carty had been renting the house that Joseph had built in the early 1740s.

In February 1769, Carty offered his newly purchased house and lot for sale, but didn’t succeed in attracting a buyer.

ANNAPOLIS, February 1, 1769
To be SOLD by the SUBSCRIBER,
A VERY good LOT, and a HOUSE thereon,
with several Out-Houses, a Yard with a Well
therein, and a good Garden, situated near the Dock,
and very convenient for either a Merchant, or Ta-
vern-Keeper. — For further Particulars, enquire of
the Premises. JOHN CARTY.
* * * Lifewife to be sold, a small SCHOONER,
now on the Stocks, Burthen about 30 Tons. (43)

Maryland Gazette, 2/2/1769

²² Prerogative Court (Wills), 31:336, S538-46.

²³ Anne Arundel County (Land Records), BB3:86, C97-26.

²⁴ Prerogative Court (Wills), 35:248, S538-51.

²⁵ Anne Arundel County (Land Records), IB1:14, C97-29.

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**W A N T S F R E I G H T,
A VESSEL between Fifty and Sixty Tuns Burden,
to New-York, South-Carolina, or any other
Port on the Continent. For further Particulars apply
to John Sands, or John M'Cary, in Annapolis. (zw)**

Maryland Gazette, 6/28/1770

An advertisement placed in the *Maryland Gazette* in June 1770 brings together the buyer of 130 Prince George Street in 1763 and the man to whom he sold it in 1771, if one assumes that John McCary and John Carty/ee are the same individual. It is reasonable to suppose that a shipwright and a mariner would have become acquainted as they went about their activities on the Annapolis waterfront. In December 1771, John Carty sold John Sands, mariner, the same 58' lot on Prince George Street for the same price that he paid for it, £450 Pa. curr.²⁶ The sale to John Sands began the 242-year occupancy of 130 Prince George Street by the Sands family.

When John Sands purchased section IV, Thomas Rutland owned lot 95 and section I of lot 96, formerly owned by Patrick Creagh, and John Evitts owned Sections II and III, either sold, left directly to him by his father's will, or as the residual heir, again by his father's will, after the deaths of his sister Mary Evitts Butler Clajon and nephew Joseph Butler (if not in 1771, by October 1774).

John and Ann Sands, with their five children, settled into the four-room house on Prince George Street no later than 1771. In addition to his work as a mariner, Sands had a license to operate an ordinary (a form of tavern) as early as 1769, indicating that he was already in town, and perhaps in this house, before he became its owner. There is no documentation for either John Sands or his wife Ann Graham prior to the granting of the ordinary license and the 1770 advertisement—nothing that reveals either the place from which each came or the circumstances of their arrival in Annapolis. John Sands was about forty when he became a property owner (Ann's age is unknown) and the children ranged in age from about fifteen to about three. It seems an unlikely family to be recent arrivals in Annapolis, but at the same time it was one that left little evidence of any presence prior to 1769.

County law required ordinaries to provide accommodations for up to twelve people. John Sands owned enough mattresses and bedding, but only had two bedsteads to raise the mattresses off the floor.

The couple's oldest son, William, a member of the First Maryland Regiment, left Annapolis in July 1776 to join Washington's army in New York. William lost his life on August 27th during the Battle of Brooklyn, as one of the "Maryland 400," whose courageous stand against a far larger British force allowed most of Washington's troops to withdraw to safety.²⁷

²⁶ Anne Arundel County (Land Records), IB2:316, C97-30.

²⁷ See *Finding the Maryland 400*, <https://msamaryland400.wordpress.com/>; for the project biography of William Sands and transcripts of his letters home, see also <https://msa.maryland.gov/msa/speccol/sc3500/sc3520/016700/016709/html/msa16709.html> and Ann D. Jensen, *The World Turned Upside Down* (Centerville MD, Tidewater Publishers, 2001).

Sands, John, House (AA-652)
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Inventory of the Goods and Chattels of John Sands deceased appraised by us in Current Money of Maryland Dollars at 7/6	
1 Bed & Probsles	4-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	3-10-
1 ditto & 1 ditto	4-10-
1 ditto & 1 ditto	3-0-0
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	2-10-
1 ditto & 1 ditto	3-0-0
4 Blankets @ 5/6	2-5-
6 Quills @ 2/6	1-10-
3 Paper @ 7/6	1-2-6
3 Pillars @ 7/6	1-7-6
1 Walnut Bedstead	1-5-
1 Pair ditto	11-3
1 Coll	10-

John Sands inventory, 1791.

Ann Sands, John’s daughter, recorded in her journal in 1780 that “John Sands went to Baltimore to live with Mr. Johnston the 18 day of March.” William’s younger brother may have been apprenticed to a Baltimore sailmaker, as he was identified as a sailmaker when he bought 187-189 Prince George Street in 1801. An apprenticeship often entailed a payment to the master by the child’s parent, which may account for the bequest to John of only 1 shilling sterling in his father’s will, as John may already have received his share of the estate in the form of that fee or some other type of support when he married and established his own home.²⁸

Thus, with William killed in battle and John, Jr. married and no longer at home, when John, Sr. wrote his will in 1784, he left his house and lot to Joseph, the youngest son—“the front dwelling house, where I now dwell”—

and the house behind to his daughters Ann & Sarah, with provision that Joseph care for his two sisters as long as they remained single.²⁹ When John Sands, Sr. died seven years later, in February 1791, Joseph Sands became the new owner of 130 Prince George Street. Ann Graham Sands survived her husband by five years, dying in May ³⁰1796.



Annapolis silversmith Charles Faris, probably a friend of the Sands children, sat up with the corpse of Ann Sands the night after she died. Faris made two funerary disks that were placed first over the eyes of John after his death and then on those of Ann after she died. When Charles made the disks, he engraved one side of each with John’s initials and date of death, while the other side had “CF,” his silversmith’s mark; Ann’s

initials and date of death were added to that side when she died. The disks remain the property of Sands descendants.

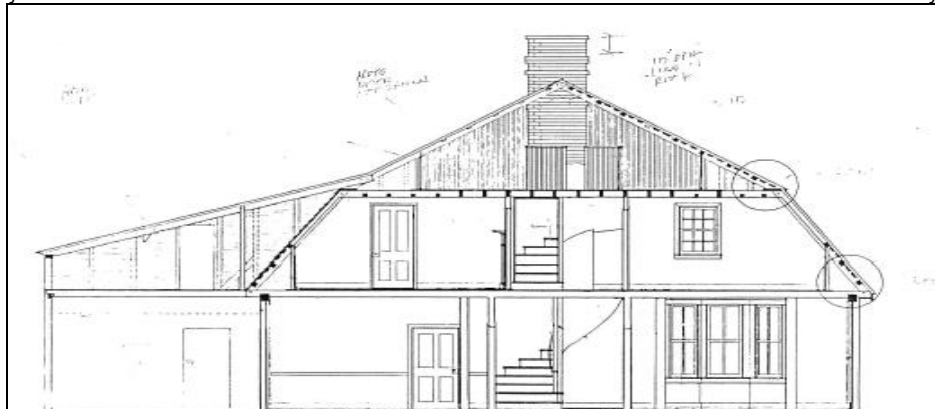
²⁸ John Sands had a license issued on 19 July 1784 to marry Mary Wiseman. A second license obtained on 20 July 1799 preceded the marriage of John Sands and Delia (Delilah) Phillips. John died in his 45th year in 1807, leaving his widow and five children; the court appointed Delilah, who married second Isaac Holland, as the administrator of his estate. John W. Powell, *Anne Arundel County, Maryland: Marriage Records, 1777-1877* (Pasadena, MD: Anne Arundel Genealogical Society, 1991), p. 99 and Walter E. Arps, *Heirs and Orphans: Anne Arundel County, Maryland, Distributions, 1788-1838* (Westminster, MD: Family Line Publications, 1985), p. 40.

²⁹ Anne Arundel County (Register of Wills), Original Wills, Box S, folder 9.

³⁰ Mark B. Letzer and Jean B. Russo, eds., *The Diary of William Faris: The Daily Life of an Annapolis Silversmith* (Baltimore: Maryland Historical Society Press, 2003), p. 237.

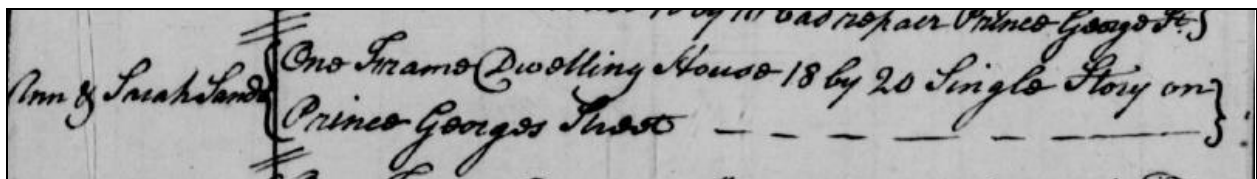
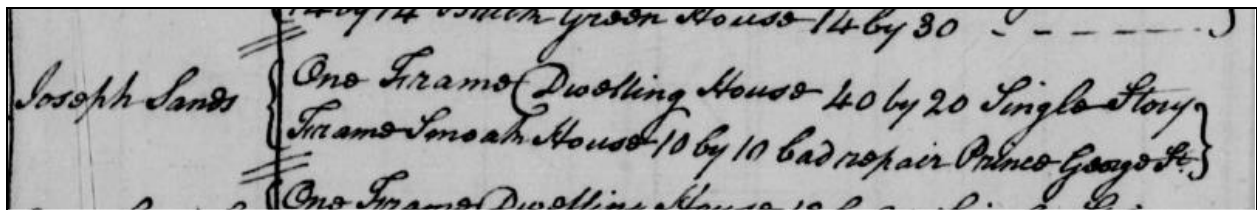
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This section drawing shows a shed added to the west side in the later 18th c. The original shingles of the gambrel roof can still be seen in the second floor addition. Drawing by R. Rivoire for Historic Annapolis, 1989.

The 1798 Federal Direct Tax recorded the real property of both Joseph and his sisters Ann and Sarah. Joseph's assessment listed a 40' x 20' frame house and 10' x 10' frame smoke house in bad repair, while the property of Ann and Sarah had only an 18' x 20' house as its improvement.³¹



The Sands house is in the right foreground and to the left is the small house in the rear into which Ann and Sarah moved in 1798.

³¹ Federal Direct Tax, 1798, Maryland State Papers, MSA SM 56; Vol. 729, *Archives of Maryland Online*, p. 111.

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Historic Annapolis Photo Collection, P37003.

A Chancery Court case decided in 1800 enabled Joseph Sands to acquire section III of lot 96, reuniting two of the four sections under one owner.³² When John Evitts wrote his will in 1774, he left section III to his son Joseph John Evitts.³³ Three years later, Joseph John sold the house and lot to James Maynard for £250 current money.³⁴ Maynard died the following year, leaving his wife her dower rights to one-third of the property and the remaining two-thirds to his daughter Elizabeth.³⁵ Elizabeth Maynard Massey Denny died some time prior to 1799, leaving her son Joseph Massey and daughters Maria, Louise, and Mary Anne Denny, all under the age of twenty-one, as her heirs. Because the sale of property belonging to minors could only be accomplished by order of the Chancery Court, Joseph Sands sued Thomas Skinner Denny, Elizabeth's second husband and father of the three girls, for that purpose. The court appointed Skinner as guardian of the children, enabling him to sell Elizabeth Denny's property to Joseph Sands in December 1800.³⁶

In 1804, Joseph Sands served as one of the managers for a lottery to fund raising the street beds, buying a fire engine, and deepening the harbor basin. In the same year, he moved into a store on Market Space; in 1813 he bought a brick and frame building on the market house lot near the corner of Church (Main) Street. In addition, he owned in partnership with George and John Barber, two packet schooners, the *George Barber* and the *Felicity*, that operated between Annapolis and Baltimore.³⁷ He also served Annapolis as councilman, alderman, and city treasurer between 1817 and 1820.³⁸

When Joseph died in 1832, in his 64th year, his three daughters and seven sons survived him (his wife Sarah and his aunt Sarah had both died in March 1823;³⁹ his aunt's death, in her 59th year, left her sister Ann as sole owner of the rear house). Joseph left all of his property to Joseph, Jr., but required that his son support his sisters—Ann, Sarah, and Emily—as long as they remained unmarried.⁴⁰ Joseph, Jr. followed in his father's footsteps as both a businessman and civic leader, but he only survived Joseph, Sr. by eight years. Joseph left his sloop, *The George Barber*, to his youngest brother, John. For the remainder of his estate, as he was unmarried, Joseph stipulated that his brothers would inherit his property, as joint tenants, but only after the death or marriage of all of his sisters.⁴¹ Joseph's aunt Ann also died in 1840; she left her home—the small house in the rear yard—to her nieces Ann, Emily, and Sarah.⁴² Over the ensuing years, their unmarried brother John also lived with them and, in 1860, their nephew Joseph.



E. Sachse, "Bird's Eye View of Annapolis," c.1859

³² Chancery Court (Chancery Record), MSA S517-56.

³³ Original Wills, Box E, folder 28, cited above.

³⁴ Anne Arundel County (Land Records), IB5:445, MSA C97-32.

³⁵ Anne Arundel County (Administration Accounts), EV1:99, MSA C29-1.

³⁶ Anne Arundel County (Land Records), NH10:495, MSA C97-44.

³⁷ Sands Family Records; Anne Arundel County (Land Records), WSG2:642, MSA C97-53.

³⁸ Annapolis, Mayor, Aldermen, and Councilmen (Proceedings), M47, *passim*.

³⁹ *Maryland Gazette*, 27 March and 3 April 1823.

⁴⁰ Anne Arundel County (Wills), TTS1:155, MSA C-153-10.

⁴¹ *Ibid.*, p. 402.

⁴² *Ibid.*, p. 483.

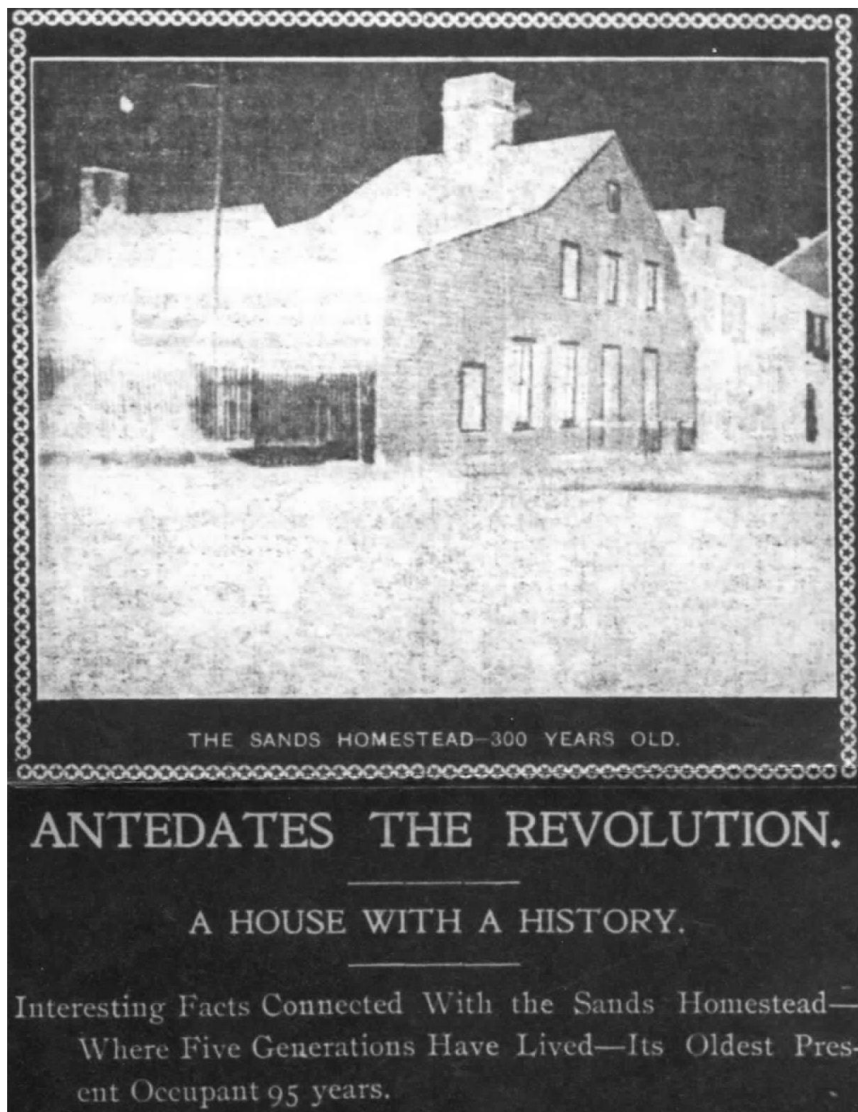
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Without intending to do so, Joseph's will froze the ownership of the house for a period of sixty years. Of the nine siblings alive when Joseph died in 1832, Richard died in 1874, Annie in 1882, Thomas in 1883, James H. in 1887, Emily in 1901, William, Edward, and John before 1902, and Sarah on 30 June 1902. When Joseph's real property was finally divided in 1904, it was his nieces and nephews who inherited it.

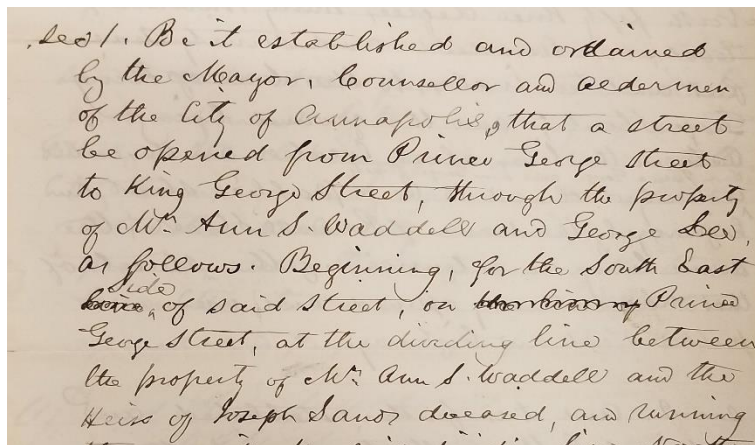


The 22 March 1901 issue of the *Capital* featured the Sands home and its “Oldest Occupant,” with sketches of the family history and a number of apocryphal anecdotes about Sarah in particular.

The caption identifies the house as being “300 years old,” giving it a construction date that would have preceded the arrival of the first Maryland settlers by thirty-three years.

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Sec 1. Be it established and ordained by the Mayor, Councillor and Aldermen of the City of Annapolis, that a street be opened from Prince George Street to King George Street, through the property of Mr. Ann S. Waddell and George Lee, as follows. Beginning, for the South East ^{Side} ~~Side~~ of said Street, on ~~the~~ ~~corner~~ of Prince George Street, at the dividing line between the property of Mr. Ann S. Waddell and the heirs of Joseph Sands deceased, and running

In March 1879, the city government passed an ordinance to open Randall Street from Prince George Street to King George Street. The city compensated Ann Waddell and George Lee, the owners of the property on the northwest side of the new street, for the land taken for the street. The southeast dividing line ran between the Waddell property and the land owned by "the heirs of Joseph Sands deceased."⁴⁵

Ordinance for opening Randall Street



Martin Revell, the son of the Hon. James Revell, associate judge of the 5th Circuit Court, was employed as the Annapolis agent of the Tolchester Steamship Co. After their marriage, Martin and Susannah made their home on Cathedral Street, where they lived even after the death of Susannah's father in 1887. With Susannah's Aunts Sarah and Emily still alive, none of their brothers had any claim to the house on Prince George St., which remained the home of Joseph Jr.'s unmarried siblings. James, whose wife Jane had died in 1884, left a gilt frame looking glass to Susanna; the family piano, household furniture, and a New York Life insurance policy to Annie and Ellie Jane, and to

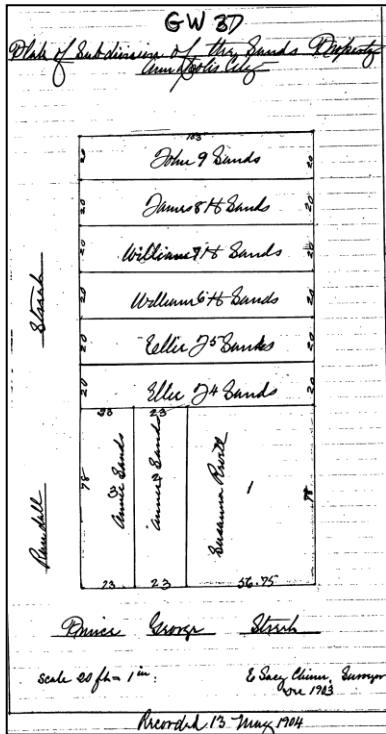
the three girls, John, James H. Jr, and William Hacker equally a Penn Mutual life insurance policy.⁴⁶

⁴⁵ Annapolis Mayor and Aldermen (Bylaws and Ordinances, Original), 1845-1918, M35-1.

⁴⁶ Anne Arundel County (Register of Wills), Wills, JWB 1:195, MSA C153-14.

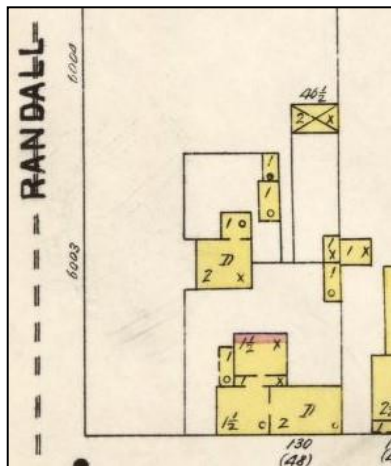
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It was not until 1903, after the deaths of Joseph's sisters Emily in July 1901 and Sarah in June 1902 that the remaining family members could begin the process of dividing their jointly owned property among the remaining heirs. By this time, the property in question consisted of sections II, III, and IV, running back from Prince George Street to the present boundary of the US Naval Academy.

Under the authority given to him by a decree of the county's equity court in case no. 2473, James H. Sands et al. v. Susanna Revell et al., James Munroe, acting as trustee of the estate of Joseph Sands, Jr., on 7/16/1903 sold lot B to Susannah Revell, Ann Sands, Ellie J. Sands, William H. Sands, James H. Sands, and John Sands for \$1,000. On 2/11/1904 the same parties purchased lots A and C for \$7,250. The contiguous lots, fronting on Prince George Street, were improved by a two-story frame dwelling house and back building situate on Prince George Street and a small two-story frame house and brick building standing back from Prince George Street on lot B, being the "old Sands Homestead."⁴⁷



The 1903 Sanborn map shows the structures on the Prince George Street lot at the time of the property division. Of the three houses that once stood along the street on sections II, III, and IV, only the Sands residence, #130, remained. The house in its rear yard, to which Joseph's sisters moved when he married, was still standing. With its late 18th century addition on the northwest side, the original house now occupied more than just the section IV segment on which it was originally constructed; its property lines appear to encompass all or almost all of sections III and IV.

In March 1904, the heirs divided the property held in common so as to provide fee simple title for one another in specific parts of the family property. Of the three lots along Prince George Street, now designated one, two, and three, Susannah Revell became the owner of lot one, the easternmost, with the "old Sands Homestead," and Ann Sands the owner of lots two and three, at the corner of Randall Street.

Lot 96 was originally surveyed with a width of 198'. Creagh purchased section I, the 49.5' that became Randall Street, leaving 148.5' for sections II, III, and IV. Yet when those sections were divided into lots one, two, and three, the 1904 survey measured them at 23', 23', and 56.75' respectively, for a total of 102.75', leaving a mysterious 45.75' unaccounted for.

⁴⁷ Anne Arundel County (Land Records), GW 35:400, MSA C98-103.

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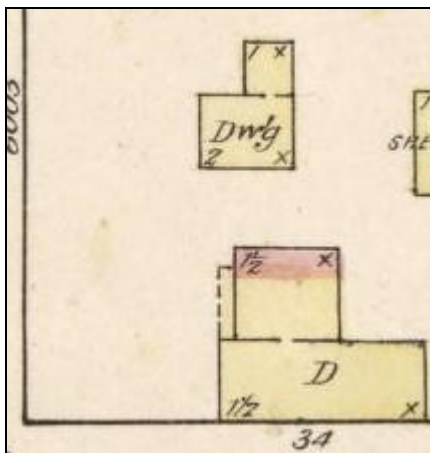
Martin Revell having died in 1901, Susannah moved back to her girlhood home as a widow. Her daughter Jane, Jane's husband Clifton Moss, and their son, Clifton, Jr.; younger daughter Margaret; and three boarders completed the household when the census taker recorded the household's occupants in 1910. One boarder, the Rev. James Smiley, lived with the family for fifty years, as he ministered to the congregation of the mission church of St. Anne's located just one block up Prince George Street.

44	134 128 130	Sands, Annie	Head	7	W	62	S
45		Ellie	Sister	7	W	49	S
46		James H	brother	m	W	57	S
47		William H	brother	m	W	49	S
48	130 129 131	Revell Susanna	Head	7	W	66	hd
49		Margaret	daughter	7	W	28	S
50		Moss, Clifton	daughter	7	W	30	m S

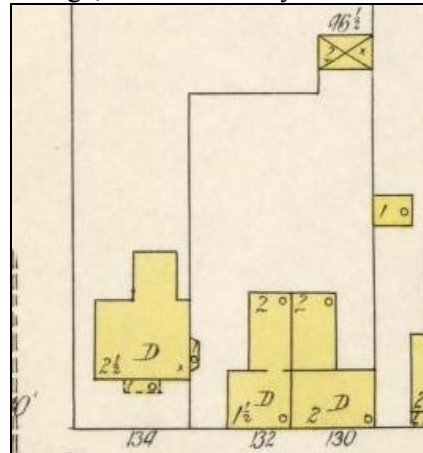
1909 census record for 130 and 134 Prince George Street households

51		Moss - Clifton	son in law	m	W	35	m S
52		Clifton Revell	grandson	m	W	1	S
53		Smiley, James S.	Boarder	m	W	51	S
54		Saylor, Herbert D.	Boarder	m	W	21	m
55		Beatrice G.	Boarder	f	W	17	m

Two Sanborn Insurance Co. maps depict the changes that took place in the block between 1885 and 1908. The first shows the main house, with a rear addition dating to the 19th century, and the small house in the rear yard where the unmarried aunts and uncles had lived. By 1908, Susannah's unmarried siblings—Ann, Ella Jane, James H. Jr., and William Hacker (Sarah had died in 1847 and John had moved to St. Louis)—lived next door in a new house at 134 Prince George; the small backyard house was gone.



1908



1885

The 1908 map also shows a solid division of #130 into two separate residences—no door connects the two halves and each half has a separate street number: #132 had a side yard entrance, while #130 used the existing, original front door. This arrangement effectively divided the building between the Moss family

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on one side and the Revells and their boarders on the other. A final change occurred in the rear addition, now two stories rather than 1½ stories.

— OFFICE OF —
WM. B. GARDINER,
Practical Carpenter and Builder,
RESIDENCE, ¹⁸⁷ 39 GLOBEESTER STREET,
SHOP IN BRYAN'S ALLEY
Baltimore, Md. March 30th 1904

Mr Revel

I have gone over the
Estimates very carefully and find
that to take down old ^{back} Building and
to furnish Materials and put up new
Back Building including Lumber
and Mill work plumbing & Materials
gas piping & Materials Tin Roof ^{iron} ~~shingles~~
& Materials Brick work & Materials
Plastering & Materials Hardware and
carpenters work will cost about
Seventeen Hundred and fifty ~~750~~ 750 ⁰⁰
Dollars of course anything that can
be used that is taken from the old
Back Building will be deducted
from the cost of the new Back

In 1904, Wm B. Gardiner, “Practical Carpenter and Builder,” submitted a proposal for tearing down the existing rear addition and replacing it with a larger, two-story addition. The document had several items in the list of proposed work crossed out, suggesting that the \$1,700 estimate was too high a price for Susannah, as she also considered the need to raise the house to make it compatible with the new level of the street bed.

Gardiner proposed “... to take down the old back building and to furnish materials and put up new back building, including lumber and mill work plum[b]ing & materials get piping and materials tin roof [showing?] and materials brick work & materials plastering & materials hardware and carpenters work will cost about seventeen hundred and fifty dollars...anything that can be used [from] the old back building will be deducted from the cost of the new building. No painting allowed in the above estimate.”

In 1906, Susannah agreed to a second proposal for a more modest scope of work at \$900 work proceeded accordingly, resulting in the rear addition depicted in 1908.

Building no painting allowed
in the above Estimate Respectfully
Submitted
Wm B Gardiner

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Annapolis Sept 15 1905
 Agreement for the Construction
 of brick building to dwelling
 No. 130 Prince Georges St. for Mrs. Susanna Reed.
 Terms of building 25 x 30 ft. I agree to furnish
 best material for roof and plastering and to use
 lumber, tin work, plastering & brick work -
 (this to be furnished by owner) & two coats of
 plaster, work done after down for preparing
 on - will use windows frames sash and blinds,
 doors and other material that is left from
 old building. Cypress trimmings.
 No painting or plumbing called for.
 Will hand the same over to owner
 sixty days after closing of contract, for
 the sum of nine hundred dollars.

In 1906, Susannah agreed to a second proposal for a more modest scope of work at \$900 work proceeded accordingly, resulting in the rear addition depicted in 1908. The scope of work included lumber, tin work, plastering, and brick work; two coats of plaster; re-use of materials including window frames from old building; cypress trimmings. No painting or plum[b]ing called for. Will hand over sixty days after closing of contract, for sum of \$900.

ESTIMATES AND PLANS
 HIGHEST AND BEST
 Latest Architectural Designs
 AT THE LOWEST COST.
 ANNAPOLIS, Md., January 5th 1907
 To Wm. Brewer Gardiner, Dr.
 PRACTICAL CARPENTER AND BUILDER.
 Residence, 26 Gloucester Street.
 Shop, Bryan's Alley.
 1904
 copy of this sent with letter

See 19 To Raising old Building Put new sills under same new foot & floor in 1 st floor, wainscoting new plastering and fix up the building as was formerly, as per drawing made by me before anything was done to it which drawing is now in my possession also about what it would cost no certain amount only about what it would cost no certain amount only about which amount I put at			529 00	529 00
Cypress work Bay window				
In 3 casid window frames sash & shutters	16	50		
" 12 sash weights 54 lb	12	26		
" one lb of sash cord		25		
" Fining Bay window	3	50		
" Putting in Bay window & materials except materials mentioned above	22	00		46 51
Two doors on 2 nd floor to rear porch				
" 2 door 2'6" x 6'6"	16	36		
" 2 sets door jams		1 50		
" 36 finish put door casing 2.00		90		
" 3 Pairs Hinges and screws		18		
" 5 Pair locks		40		
" work putting in two doors	6	00		
				12 34

The symbiotic relationship between the Sands House and William Gardiner continued in 1907, when he undertook a dramatic alteration: raising the house 18" without changing its appearance or, as Gardiner put it, "to fix up the building as it was formerly." Street work between 1900 and 1903 that covered the street's surface with brick had raised its level above the entrance to the house, necessitating the elevation work. In addition to the task of raising the house, Gardiner also added a bay window to the parlor's garden wall and wainscoting to the attic, with work as well on various doors and windows throughout.

A. L. Robinson
 Oct 9, 1908
 on floor
 joint
 Placed when
 house (completed)
 Howard L. Robinson
 Hot water heating
 Oct 20, 1908

A note left by A. L. Robinson, documenting his work on the house when hot water heating was added in 1908

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The 1910 city directory listed only two residents for 130 Prince George St: William H., one of Susannah's brothers,



and Margaret Revell, Susannah and Martin's eldest daughter. A single woman, about thirty years old in 1910, she worked for Henry B. Myers & Co. as a bookkeeper.

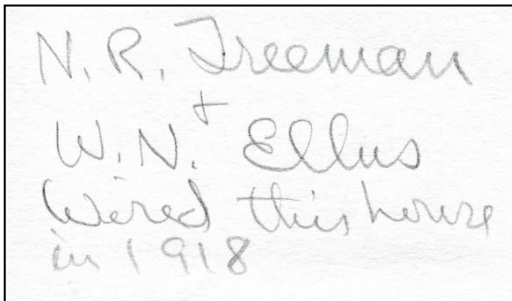
Susannah Sands Revell, standing in the yard of her house in 1910. Susannah died intestate in April 1917, two weeks shy of her 74th birthday, with her three children as her heirs. Her son James, who lived in Baltimore, sold his one-third interest in the family home to his two sisters, Jane and Margaret, in 1918.



Jane and her family—husband Clifton Custis Moss and daughter Margaret—and younger sister Margaret continued to be part of a larger household. In 1930, there were three Navy officers and an aspiring writer, in addition to Rev. Smiley, boarding at 134 Prince George.

Clifton worked as a clerk for the U.S. Navy, Jane in 1930 as a store buyer, and Margaret—known to the younger generations as Aunt Pearl—had a long career as a bookkeeper for the Henry B. Myers Co., an Annapolis institution at 45-49 West St. Clifton Revell Moss, the family's oldest child, attended the U.S. Naval Academy and served in the U.S. Marine Corps.

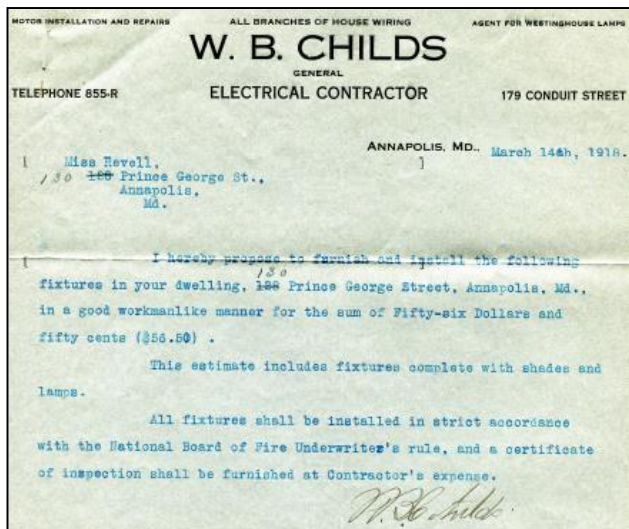
By the 1950s, Jane Moss worked in the conservation lab at the Maryland State Archives, the beginning of the family's more formal affiliation with preservation, beyond their care for one of the city's most noteworthy houses.



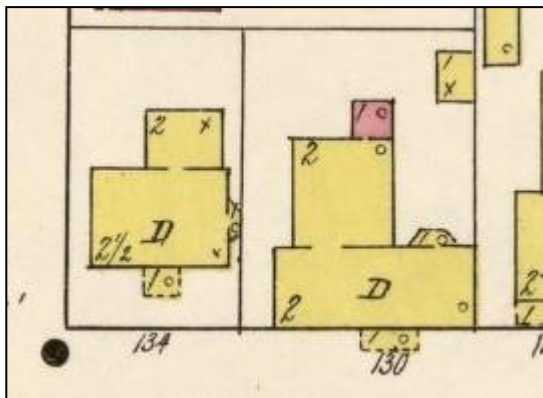
Jane Revell Moss and Margaret Moss continued the modernization of the eighteenth-century as they updated the building with the various amenities that became widespread in the early twentieth century. A record of the note, written on a beam in the attic, by the two men who wired the house for electricity in 1918.

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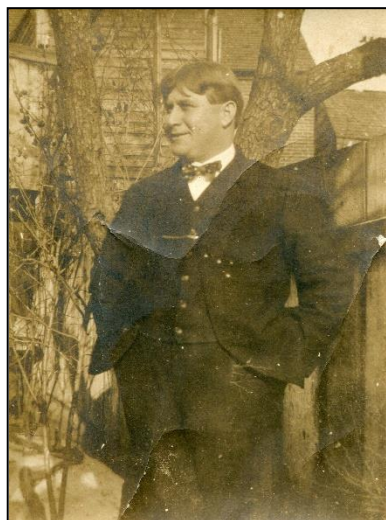


W. B. Child's scope of work covered First floor: Front Hall, Parlor, Library, Bed Room, Back Hall, Dining Room, Kitchen, Pantry, Laundry, Furnace Room; Second floor: Toilet, Bath, Back bed room #1, Back bed room #2, Back bed room #3, Back bed room #4, Back Hall, Front bed room, Front Hall, Left front bed room, and Attic.



The 1921 Sanborn map shows the return of the house to a single-family dwelling with a new front porch and the furnace room at the rear, and also showing the bay window added earlier to the parlor.

For the next century in the life of the Sands House, alteration gave way to routine repair and maintenance work, periodic renovation, and updating as needed of interior amenities and systems.



Clifton Moss worked as a clerk for the U.S. Navy and his wife Jane in 1930 as a store buyer. Margaret—known to the younger generations as Aunt Pearl—had a long career as a bookkeeper for the Henry B. Myers Co., an Annapolis institution at 45-49 West St. Moss appears to be standing in the same place in the yard as Susannah in the photograph above.

Clifton Revell Moss, the family's oldest child, attended the U.S. Naval Academy and served in the U.S. Marine Corps. Margaret Revell Moss, nineteen years old, lived at home. The family's boarders included not only the Rev. James Smiley, three USN officers, and writer Verbert Haywood.

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In 1938, Margaret Moss married Frederick R. Dowsett, a native of Battle Creek, Michigan and a 1936 graduate of the Naval Academy, in a ceremony that took place in the garden behind the house.

From *right* to left: Clifton Revell Moss, Jane Revell Moss, Margaret Revell, Clifton Custis Moss, [bridesmaid], Margaret Moss Dowsett, and Frederick Richard Dowsett in the Sands House garden.



Jane Revell Moss worked in the conservation lab at the state archives, the beginning of the family's more formal affiliation with preservation, beyond their care for one of the city's most noteworthy houses. She also began the cataloging and archival care of the family's own extensive collection of letters, photographs, business papers, and miscellaneous documents that are now on deposit either at the Maryland State Archives or at Historic Annapolis.

Jane Revell Moss shown here in 1949 at work in her living room.

When her sister Margaret Revell died in 1956, Jane became sole owner of the Sands House. She died twelve years later, leaving

the house in trust for her son, Clifton Revell Moss, and at his death to her daughter, Margaret Moss Dowsett.

Prior to her marriage, Margaret Moss worked as a reporter and society columnist for the *Southern Maryland Times*, the *Baltimore News-Post* and the *Washington Herald*. As a military family, the Dowsetts lived on both coasts and in Japan for many years. She continued an active life as a military wife, including teaching conversational English to the wives of Japanese military officers. When the family returned to Annapolis in 1962, they settled in Admiral Heights, in a house overlooking Back Creek. Col. Dowsett, awarded the Legion of Merit and Bronze Star for service in World War II and Silver and Bronze Stars while serving in Korea, died on 5 December 1986, at age 75. Two years later, his widow Margaret moved back to the family home, where her brother Clifton still lived. When Clifton Moss died in 1991, she became the new owner and formal custodian of the Sands House.

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Margaret Dowsett oversaw a major restoration of the house that included modernizing systems installed early in the century, stewardship that was recognized by a preservation award from Historic Annapolis in 1989. Mrs. Dowsett served on the Historic Preservation Commission from 1974 to 1976 and on the Historic Annapolis board of directors. She also continued her mother's work of cataloging and preserving the family archives and formed an association to care for the family cemeteries. As many visitors and residents of Annapolis can attest, in her last years she enjoyed sitting on her porch and talking with visitors to the town, many of whom she would invite in for a tour of the house. When she died in December 2003, the *Baltimore Sun*, described her as a "former newspaperwomen and devoted historical preservationist."⁴⁸

The care and keeping of the Sands House passed to the final generation of Sands owners in 1995, when Margaret Dowsett conveyed title to her three children: Ann Jensen, Margaret Dowsett, and Frederick R. Dowsett, Jr.⁴⁹ Ann Jensen, and her daughter Kelley had moved into the house prior to 2003 and continued to live there after the death of Margaret Dowsett. By 2015, however, the family decided that the time had come to pass the historic house to new owners. Jane Campbell-Chambliss and Peter C. Chambliss purchased the property in that year.⁵⁰ Two years later they transferred ownership to Historic Annapolis to be its custodian while determining how best to preserve and use the house in the years to come.⁵¹

⁴⁸ *Baltimore Sun*, 23 December 2003.

⁴⁹ Anne Arundel County (Land Records), 6893:694.

⁵⁰ Anne Arundel County (Land Records), 28700:490 and 30890:68.

⁵¹ Anne Arundel County (Land Records), 31117:509.

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9. Major Bibliographical References

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

See footnotes.

Section 7 architectural analysis by Willie Graham

Section 8 documentary research by Jean Russo

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): AA-652

10. Geographical Data

Acreeage of Property less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 38. 979444 | Longitude: -76.484722 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Boundaries are described among the Land Records of Anne Arundel County, Maryland in Liber 31117, folio 00509.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property, 4446 square feet, encompasses the entire city lot historically associated with the resource.

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11. Form Prepared By

name/title: Karen Theimer Brown, VP of Preservation
organization: Historic Annapolis, Inc.
street & number: 42 East St.
city or town: Annapolis state: MD zip code: 21401
e-mail _____
telephone: _____
date: February 1, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

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Name of Property

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Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

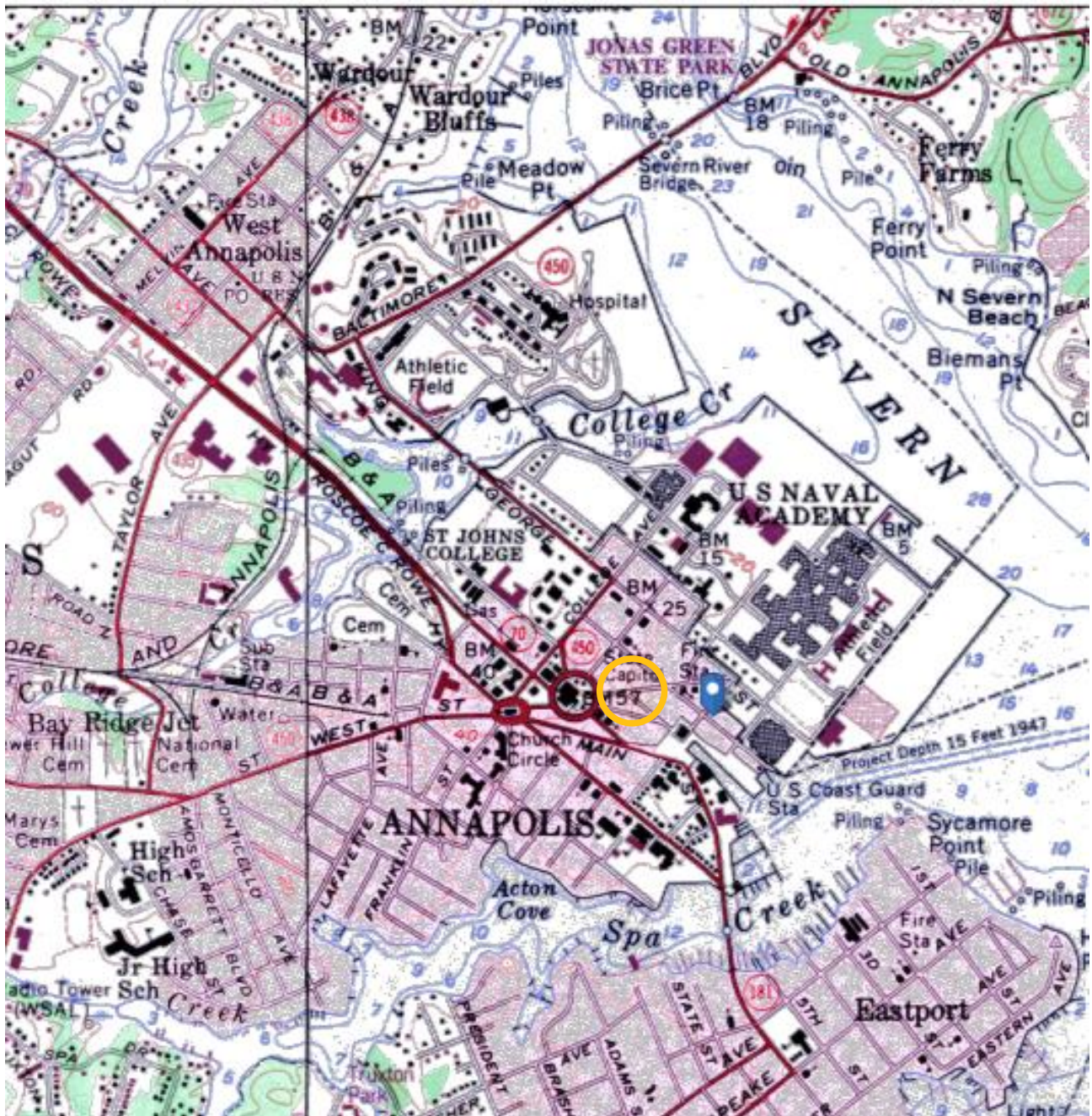
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National Park Service

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Section LOCATION MAP Page 1



Latitude: 38.979444

Longitude: -76.484722

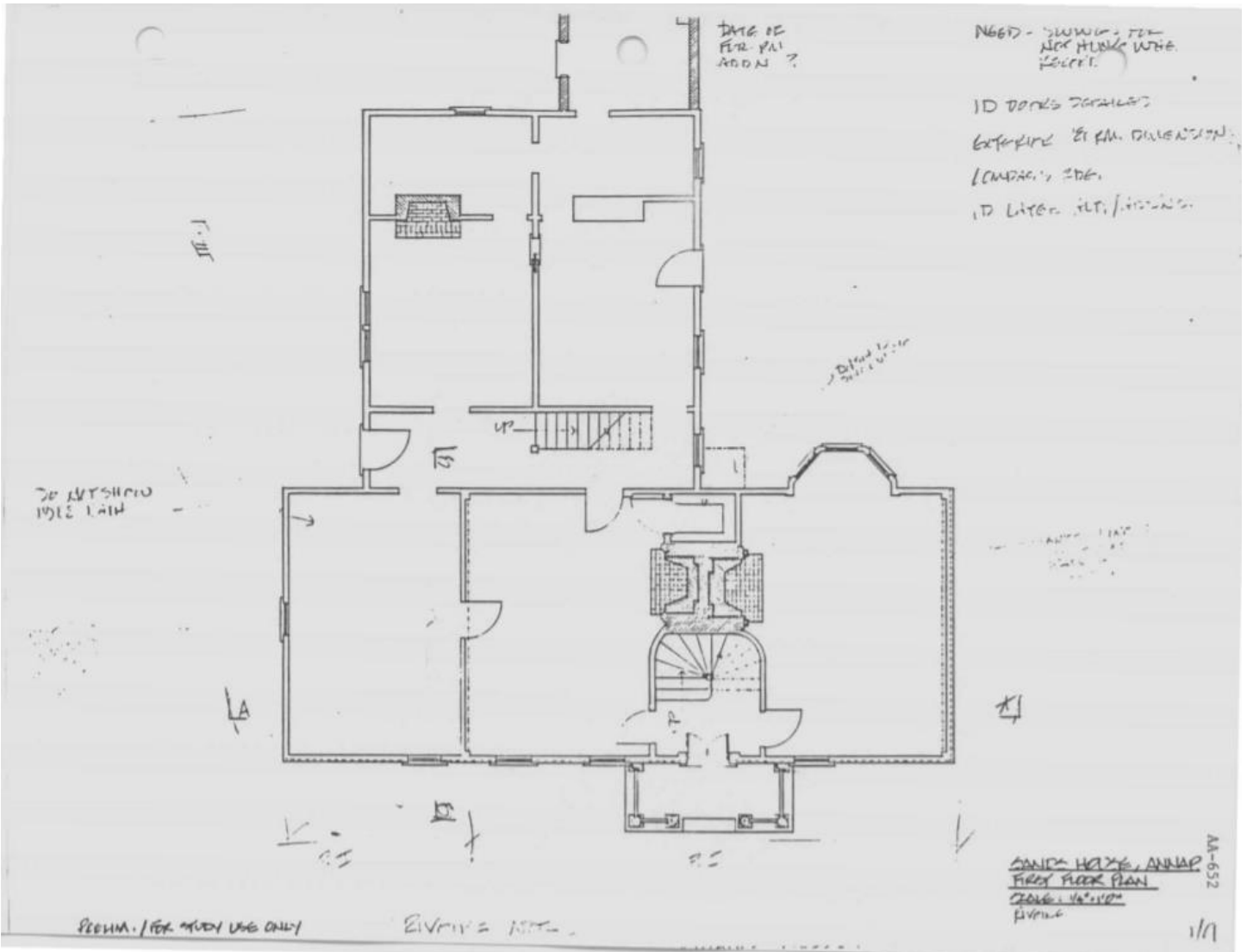
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Anne Arundel County, MD
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↖ North

Drawn by J. Richard Rivoire ca. 1972
Maryland Inventory of Historic Properties
Maryland Historical Trust

United States Department of the Interior
National Park Service

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Index to Photographs

The following information applies to all photographs that accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: AA-652

Name of Property: Sands, John, House

Location: Anne Arundel County, Maryland

Photographer: Willie Graham

Date taken: 2019

Location of original digital files: MD SHPO

United States Department of the Interior
National Park Service

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MD_AnnArundelCounty_SandsJohnHouse_0001.tif
Southwest facade

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MD_AneArundelCounty_SandsJohnHouse_0002.tif
View from south

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MD_ AnneArundelCounty_SandsJohnHouse_0003.tif
Front porch detail

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View from north

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MD_AnneArundelCounty_SandsJohnHouse_0005.tif
View from east

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MD_AnneArundelCounty_SandsJohnHouse_0006.tif
West room, camera facing east

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MD_AnneArundelCounty_SandsJohnHouse_0007.tif
Showing articulated frame—exposed posts

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MD_AnneArundelCounty_SandsJohnHouse_0008.tif

Stair

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MD_AnneArundelCounty_SandsJohnHouse_0009.tif
Handwrought hinge

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MD_AnneArundelCounty_SandsJohnHouse_0010.tif
Foot of principal rafter showing complex joinery

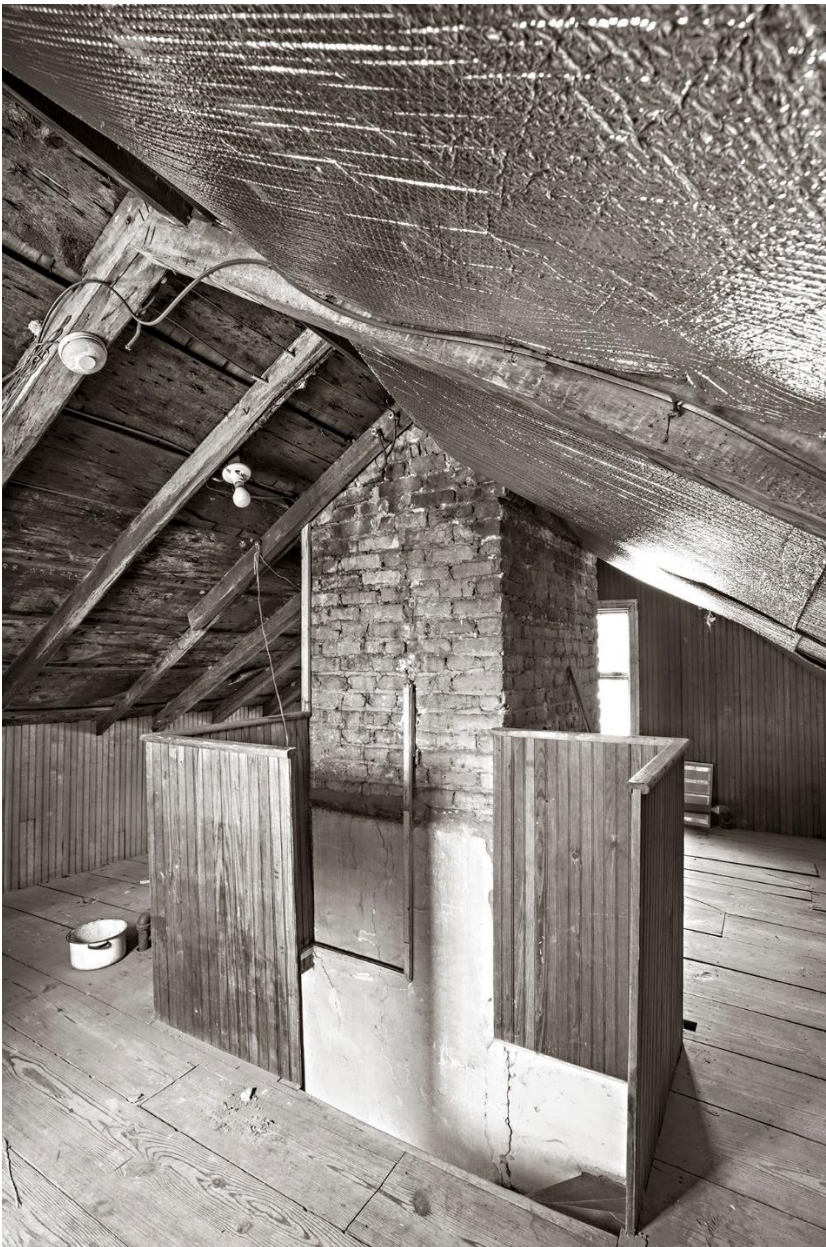
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MD_AnneArundelCounty_SandsJohnHouse_0011.tif
Attic, central chimney and stair