



PRESERVATION MARYLAND

SUBJECT: Burtis Phase 1 RFP Addendum and Q&A
RFP: Captain William Burtis House Phase 1- Lifting and Stabilization
DATE ISSUED: May 17, 2024
DATE OF RFP RELEASE: April 1, 2024

ADDENDUM

Revisions are indicated either by a ~~strike through~~ for deletions or underline for insertions.

RFP

Page 1, RFP Summary – Deadline Extended

Preservation Maryland requests that interested parties respond to the solicitation by **8:30 A.M. ET on ~~Monday, May 13, 2024~~ Tuesday, May 28, 2024**.

Page 5, Section 4.5 Archeology – Archaeology Scope Expanded

The scope of archeology has preliminarily been described as requiring approximately 12 Shovel Test pits approximately 1'-4" in diameter within parcel 1203. Depending on the results of the Shovel Test Pits, up to six (6) three-foot square Test Unit excavations will be hand excavated within parcel 1203. All hazardous materials, such as mold, will be remediated prior to the initiation of archaeological investigations within the interior of the structure. The flooring on the floor above the crawl space will be removed and, if possible, select floor joist to the extent that archaeologists may safely excavate STPs and TUs beneath the structure. The safety of the Study Area in relationship to archaeological excavations will be determined in consultation with on-site construction personnel, PM staff, and the AAHA principal investigator.

Archaeological field investigations in the gravel lot (parcel 1202) will also be required to comply with the preservation easement held by MHT. Because hand excavations of dense gravel fill may require removal of large quantities of overburden, a backhoe (or similar) will be employed to excavate 3-foot wide trenches at 5 ft intervals oriented at the discretion of the field archaeologist in charge. Archaeologists will direct the mechanical trenching, which will be done using a flat blade. Archaeologists will halt trenching should any subsurface features be encountered. Exposed features will be shovel and/or trowel scraped to delineate feature boundaries. When features or cultural deposits are identified, excavation will halt and the MHT will be consulted via phone and/or other electronic communication. Should no potentially significant deposits be identified, the trenches will be backfilled. This scoping includes excavation of up to eight (8) subsurface features measuring no greater than 100 cm².

Depending on weather, construction logistics, and materials discovered, the field investigation will require approximately 5-10 days on site.

Page 6, Section 5.3 Proposal Due Date – Deadline Extended

Proposals are due by **8:30 A.M. E.T. on ~~Monday, May 13, 2024~~ Tuesday, May 28, 2024**.

Drawings

No amendments made as of the issuance of this addendum.

Specifications

No amendments made as of the issuance of this addendum.

Q&A

1. *Does PM have existing conditions reports that can provide further details on the hazardous materials?*

PM does not have reports on the specific locations or severity of the hazardous materials. However, the HSR completed in 2017 may shed some light. Additionally, PM was provided with mold remediation estimates solicited by the former property owner (Maryland Department of Natural Resources) in 2021 that may provide limited insight into existing conditions as well. The engineer also took photos of the crawlspace in November 2022. All are available upon request.

IMPORTANT NOTE: The proposed mold remediation work was not accepted, did not take place, and its scope did not align with project needs. The purpose of sharing the estimate documentation is solely to convey the results of a preliminary inspection. Furthermore, the Burtis House has flooded numerous times since the above dates. As such, documentation provided may no longer reflect current conditions.

2. *Does the Burtis House have any 20th pilings or deeper foundation?*

None that we are aware of at this time.

3. *What is the ideal start and end date? Will this have an immediate start upon award?*

Our goal will be to set an aggressive construction timeline that gets Burtis out of flood waters as soon as possible. Estimated timelines should still be realistic and account for City events. After award, we will also want to touch base with the City on the broader City Dock redevelopment schedule for any potential coordination needs. But the intention is for the Burtis House's elevation and stabilization to proceed independently and with urgency, though without compromising any integrity of the work.

4. *What is the anticipated course of action in preparation for and during the October boat shows?*

Coordination with the City will be critical. Confirming construction fencing placement and project timeline at construction kick-off will be necessary to inform the City of spatial provisions needed and what work will be in progress at the time of the shows. We will endeavor to arrive at a solution that satisfies City expectations and ensures public and worker safety while allowing for the phase 1 project to progress.

5. *Is the building permit secured?*

Yes.

6. *Is the property's replacement cost value known for insurance purposes?*

No.

7. *Is it PM's preference for the GC to cover the cost of necessary inspection(s)?*

Yes.

8. *Can PM provide evidence of project funding?*

In accordance with the AIA agreement included in the specifications, the successful Respondent may request in writing that PM provide reasonable evidence that we have made financial arrangements to fulfill our obligations under the Contract.

9. *What is the total amount of grant funding available for the project?*

PM has received a grant from the State of Maryland through the legislative bond initiative, the Maryland Heritage Area Authority, and the National Park Service. Funding through the National Park Service is dependent upon submitted project costs. As such, the total amount of grant funds is not yet finalized and PM is awaiting sharing information until such time.

10. *Will PM's evaluation consider bid amount and is it weighted?*

The Respondent's commitment to project completion within time and budget constraints is a criterion by which PM will evaluate responses. Consequently, competitive bid amounts will be taken into consideration as part of the evaluation. The criteria are not weighted, as each one is of equal importance given the unique nature of this project.

11. *Does the project have a requirement for a Helical Load test?*

Yes. Respondents should anticipate meeting ASTM D1143 'Quick Test' to assess pile capacity.

12. *What are the expectations for material reuse v. salvaging?*

If the material's integrity is not compromised and it meets project specifications, the GC is encouraged to reuse material where feasible during the project. For example, this may or may not include the foundation bricks. However, if the material that is removed does not meet project specifications but may be salvaged for other projects/purposes, the GC is requested to do so where feasible. For example, this may or may not include much of the material presently in the non-contributing additions.

The goal of material reuse and salvaging is to reduce waste.

Where there is historic material, the GC should follow the Secretary of the Interior's Standards for Treatment of Historic Properties and refer to the drawings and specifications. Much of the building's historic fabric is on the exterior. This includes but is not limited to the porch, certain windows, and the underlying German siding. Interior historic fabric of note includes wood trim on the second floor and the attic stairwell. Extreme care should be taken when working in these areas.

The preservation easement held by the Maryland Historical Trust that applies to the exterior fabric and the grounds is attached for reference, as is the Historic Structure Report.

13. *What is the expectation for addressing the electrical line impediment?*

Respondents are expected to know the specific impediments that exist and how this may impact lifting the house. The current City Dock plan includes relocating the transformers, poles and lines on City Dock in proximity to Burtis House but not on a timeline that meets the expectations for the Burtis House stabilization. The successful Respondent is not expected to relocate electrical infrastructure not directly attached to Burtis House. Determining a solution for addressing the electrical lines on Prince George Street will require coordination with BGE and the City. PM and HD Squared will work with the successful Respondent to develop a course of action for resolving the matter at construction kick-off. Given the proximity of the lines, Respondents are encouraged to include a safety plan in their submittal.

14. Is PM open to alternative means and methods for the process of lifting the Burtis House?

Yes, based on the successful Respondent's assessment of the existing conditions of the Burtis House foundation and first floor framing, alternative means and methods may be presented for consideration by PM and HD Squared.



PRESERVATION MARYLAND

REQUEST FOR PROPOSALS

Project Name: Captain William Burtis House Phase 1- Lifting and Stabilization

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting competitive proposals from qualified firms for construction services for the lifting and stabilization of the Captain William Burtis House, 69 Prince George Street, Annapolis, Maryland 21401.

To be considered as eligible, Respondents must be legally licensed as applicable under the pertinent laws in the State of Maryland and the City of Annapolis. Respondents must demonstrate experience providing preservation construction services in accordance with the Secretary of the Interior's Standards and Guidelines; and demonstrate specific experience in the rehabilitation of historic resources of a similar construction type and work scope. Preservation Maryland requests that interested parties respond to the solicitation by **8:30 A.M. ET on Tuesday, May 28, 2024**.

1. CLIENT

PRESERVATION MARYLAND

3600 Clipper Mill Road

Suite 248

Baltimore, Maryland 21211

Contact: Laura Houston, LHouston@PresMd.org

Preservation Maryland is a statewide non-profit working to protect Maryland's unique and irreplaceable heritage while creating a more equitable and sustainable future. The organization harnesses the power of historic places to revitalize and reinvest in communities, advocate, and build the historic trades workforce for the benefit of all Marylanders. To learn more, visit www.preservationmaryland.org.

2. PROJECT OVERVIEW

2.1 Background

Owned by the City of Annapolis, 160 Duke of Gloucester Street, Annapolis, Maryland 20401, the Captain William Burtis House is a contributing resource within the Annapolis Preservation District. Now the last remaining 19th century waterman's house on City Dock, the cottage was once occupied by Capt. William Henry Burtis and three generations of his family before the State took ownership. In 2022, ownership was transferred to the City of Annapolis.

This property is a key component of the community's consensus vision for the redevelopment of City Dock to address issues of resiliency and to establish a blueprint for a dynamic community space. As reimagined, the Burtis House and site will eventually become an accessible and inviting focal point at City Dock: a gateway to the area's rich history as a working waterfront on Chesapeake Bay. Preservation Maryland is leading the stabilization of this dynamic climate resiliency project as a key component of the larger revitalization and resiliency plans for the historic City.

2.1 Background (cont.)

Phase One entails the deconstruction of noncontributing portions of the structure, safeguarding the building from coastal flooding and stabilizing the structure until future use is determined. Sitting just three (3) feet above sea level, the house has long been a victim of repeated flooding in the downtown area. Years of flood waters have damaged the interior and eroded the structural integrity of the first level.

This property represents the myriad of challenges that define the broader planning effort – resiliency concerns, a desire for placemaking and beautification, preserving sight lines to the water, and increasing opportunities to connect with the water. In the end, a restored and resilient Burtis House is intended to support the complete City Dock vision by telling the story of Annapolis’ rich history as a working port, providing a beautiful place to congregate, and serving as a tangible reminder of our maritime past.

2.2 Description

Serving as project manager on behalf of the City of Annapolis, Preservation Maryland is seeking a General Contractor to provide the construction services for The Burtis House Phase 1 Stabilization as defined within the Bid Documents prepared by the Project Architects: HD Squared Architects, LLC, 79 West Street, Level 2, Annapolis, MD 21401, (443) 898-9480. The historic Captain William Burtis House is located at 69 Prince George Street, Annapolis, Maryland, 21401.

The Burtis House is a two-story, thirty feet by thirty-two feet dwelling, with typical vernacular front porch and ell additions. The subject property and the property at 97 Prince George Street are the remaining examples of the small frame vernacular houses that filled this block of Prince George Street from the nineteenth century to the annexation of property by the USNA. This block made up the southern border of a small scale, fine-grained, neighborhood of worker and waterman houses and tenements known locally as Hell Point.

3. SCOPE OF WORK

3.1 General Scope of work

The full Scope of Work shall be as defined in detail within the Bid Documents. The Scope of Work shall generally include the following:

Crawlspace/Foundation Work to Include:

- Misc. shoring and bracing for lifting and relocating house
- Lift structure to el. +/- 8.5' and construct and set the house on new pier foundations

First Floor Work to Include:

- Misc. shoring and bracing for lifting and relocating house
- Removal of non-contributing/non-historical portions of the existing house
- Remediation of mold from repeated flooding

Second Floor Work to Include:

- Misc. shoring and bracing for lifting and relocating house
- Removal of non-contributing/non-historical portions of the existing house

Exterior:

- Install ventilation panels in selected windows.
- Non-contributing structures to be removed and replaced with exterior mural by others.
- Create new stair to match existing for the newly lifted porch to access the building.

3.2 Bid Documents

The following documents with the issue date of March 21, 2024 shall comprise the complete set of bid documents except as superseded by Addenda issued during the bidding process.

| SHEET NO. | SHEET NAME | Drawing Date |
|------------------|--|---------------------|
| CS-0.1 | Cover Sheet | 03.21.2024 |
| A-0.0 | Historic Preservation Notes / Specifications | 05.25.2023 |
| 1 of 4 | Grading Plan - Cover Sheet | September 2023 |
| 2 of 4 | Grading Plan - Existing, Proposed Conditions | September 2023 |
| 3 of 4 | Grading Plan – Notes and Details | September 2023 |
| 4 of 4 | Pedestrian, Temp Traffic and Signage Plan | September 2023 |
| AS-0.1 | Site Plan/Sections-Proposed | 03.21.2024 |
| A-1.0 | Foundation & 1st Floor Plans Demo / New | 03.21.2024 |
| A-1.1 | 2nd Floor & Roof Plans Demo / New | 03.21.2024 |
| A-2.0 | Exterior Elevations | 03.21.2024 |
| A-2.1 | Exterior Elevations | 03.21.2024 |
| A-2.2 | Perspectives - Proposed | 03.21.2024 |
| A-3.0 | Building Sections and Details | 03.21.2024 |
| A-5.0 | Facade Elevations, Window Inventory | 05.25.2023 |
| A-5.1 | Window Details | 05.25.2023 |
| A-5.2 | Window Types & Details | 05.25.2023 |
| A-5.3 | Window Types & Details | 05.25.2023 |
| A-5.4 | Mothball Details | 05.25.2023 |
| S-1.0 | Structural Plans | 03.19.2024 |
| S-1.1 | Structural Details | 03.19.2024 |

3.3 Addenda

Addenda shall be issued during the bidding period that will contain any clarifications, supplemental information, and corrections noted during the bidding process. Addenda shall become an integral bid document. Where conflicts exist between an Addendum and previously issued documents, the latest issued Addendum shall supersede those documents that preceded it.

Every request for a written interpretation or correction must be received at least seven (7) days prior to the proposal due date in order to be considered. Requests shall be submitted by e-mail to LHouston@PresMd.org with Melanie Hartwig-Davis (melaniehd@hd2architects.com) cc'd. Interpretations, corrections, and supplemental instructions will be communicated by written addenda to this solicitation to all prospective Respondents no later than five (5) days prior to the proposal due date.

Submission of a proposal constitutes acknowledgment of receipt of all addenda. Proposals will be construed as though all addenda had been received. Failure of the Respondent to receive any addenda does not relieve Respondents from any and all obligations under the proposal, as submitted.

4. MISCELLANEOUS PROVISIONS

4.1 Worker Status and safety

The Respondents must certify that all personnel, including those in the employ of subcontractors are legally permitted to work in the United States.

4.1 Worker Status and safety (cont.)

The Respondents must certify that the service providers shall all be Equal Opportunity Employers.

The Contractor shall assure that the work is performed in accordance with all relevant rules and regulations contained in COMAR, OSHA, and MOSHA.

4.2 Hazardous Materials

The Burtis House and its site are believed to have materials containing asbestos, lead, and mold. There may be other hazardous materials present in the house and its site. The Contractor shall assure that all personnel working on the site, including those in the employ of subcontractors, receive proper hazardous materials training, supervision, and personal protective equipment and garments.

4.3 The Build America, Buy America Act

This project is funded in part by a grant from the National Park Service Chesapeake Gateways. As such, it is subject to the Build America, Buy America Act, which requires the following:

1. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. All manufactured products used in the project are produced in the United States--this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
3. All construction materials are manufactured in the United States--this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project.

Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit www.doi.gov/grants/BuyAmerica. Additional information can also be found at the White House Made in America Office website: <https://www.whitehouse.gov/omb/management/made-in-america/>.

4.4 Bond

Contractors for the Project shall obtain a performance/construction bond in an amount at least equal to the full value of construction of the Project, as security for faithful performance of all obligations related to the Project (the "Construction Bond"). The Construction Bond shall remain

4.4 Bond (cont.)

in effect until Completion of the Project. The Construction Bond shall be in a form acceptable to the City of Annapolis.

4.5 Archeology

Archeological fieldwork will be required. The contractor shall be responsible for coordination with the archeology team. This will require an initial meeting with the archeological team to determine the following:

- The probable boundaries of the study area of the site that the archeologists will need to explore.
- A review of the sequence of the work to determine the stage(s) of the work at which the archeologists will need to have access to the study area to perform their field investigations.
- Coordination with the archeology team to ensure access to the study area and ability to safely work within the designated study area.

The scope of archeology has preliminarily been described as requiring approximately 12 Shovel Test pits approximately 1'-4" in diameter within parcel 1203. Depending on the results of the Shovel Test Pits, up to six (6) three-foot square Test Unit excavations will be hand excavated within parcel 1203. All hazardous materials, such as mold, will be remediated prior to the initiation of archaeological investigations within the interior of the structure. The flooring on the floor above the crawl space will be removed and, if possible, select floor joist to the extent that archaeologists may safely excavate STPs and TUs beneath the structure. The safety of the Study Area in relationship to archaeological excavations will be determined in consultation with on-site construction personnel, PM staff, and the AAHA principal investigator.

Archaeological field investigations in the gravel lot (parcel 1202) will also be required to comply with the preservation easement held by MHT. Because hand excavations of dense gravel fill may require removal of large quantities of overburden, a backhoe (or similar) will be employed to excavate 3-foot wide trenches at 5 ft intervals oriented at the discretion of the field archaeologist in charge. Archaeologists will direct the mechanical trenching, which will be done using a flat blade. Archaeologists will halt trenching should any subsurface features be encountered. Exposed features will be shovel and/or trowel scraped to delineate feature boundaries. When features or cultural deposits are identified, excavation will halt and the MHT will be consulted via phone and/or other electronic communication. Should no potentially significant deposits be identified, the trenches will be backfilled. This scoping includes excavation of up to eight (8) subsurface features measuring no greater than 100 cm².

Depending on weather, construction logistics, and materials discovered, the field investigation will require approximately 10 days on site.

While the contractor shall be responsible for coordinating the work of the archeologist, the actual cost of the archeological team shall be borne by the Client.

4.6 Schedule

The contractor shall submit a project schedule that stipulates durations for key tasks and the overall project and which identifies milestones within the proposed schedule. The proposed overall project schedule shall be developed to comply with City of Annapolis ordinances regarding hours during which construction may occur. The overall project duration shall also be developed to accommodate major Annapolis events. These include but are not limited to the following:

4.6 Schedule (cont.)

Commissioning Week: May 20-25, 2024

Power Boat Show: October 3-6, 2024

Sailboat Show: October 10-14, 2024

4.7 Geotechnical Engineering

Provided with this Bid Package is a 2023 Geotechnical Engineering Report from Foundation Test Group, Inc. (FTG) of 11408 Cronridge Dr., Suite K, Owings Mills, MD 21117. Contacts are Derek Seibel and Kevin Tehansky at 410-517-0715. This report discusses the characteristics of the project and subsurface exploration procedures, descriptions of the existing site and subsurface conditions as well as evaluations and recommendations relevant to the geotechnical engineering considerations for the project.

It is the contractor's responsibility to coordinate inspection of geotechnical aspects of construction with FTG throughout the project to ensure that the construction operations are performed in accordance with the design assumptions and recommendations of the report, overall project plans and specifications.

The Client shall be responsible for the costs of the geotechnical engineering and remedial structural engineering. Should the scope of work be altered as a result of this discovered condition, such added costs shall be addressed by means of a change order.

4.8 Architect

The Architect will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the completed Work and to determine in general if the Work is being performed in a manner consistent with the intent of the Contract Documents, when completed, will be in accordance with the Contract Documents. The Contractor shall permit the Architect access to the site and shall provide staffing to meet with the Architect as required by the Work. The Architect will have authority to reject Work which does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable for implementation of the intent of the Contract Documents, the Architect will have authority to require additional inspection or testing of the Work as defined within the General Conditions.

4.9 Schedule of Values

The Respondent shall submit a fixed price bid solely based on the Bidding Documents. The proposal shall contain a Schedule of Values that is organized in a CSI format.

4.10 Alternate Bid Price

The Respondents are encouraged to provide specific line-item costs for those items that they identify as potentially affording an opportunity for value engineering, including the following items:

1. Replace proposed concrete slab in crawl space with 4" of gravel.
2. Reduce the number of window louvers from ten (10) to seven (7).

5. INSTRUCTIONS TO RESPONDENTS

5.1 Preliminary Cost Statement Requirement

This project is funded in part by a grant from the National Park Service Chesapeake Gateways (Grantor). To adhere to an internal deadline imposed by grant requirements, Preservation Maryland is requesting contractors to provide the below information by **Monday, April 29, 2024**.

The information provided is non-binding and will not impact final evaluation and award. Its sole purpose is to demonstrate to the Grantor anticipated costs for the project.

Contractor: _____

Contact Information: _____

Preliminary pricing estimate as of Monday, April 29, 2024: _____

Percentage of pricing complete as of Monday, April 29, 2024: _____

Preliminary estimated construction duration: _____

5.2 Where to Deliver Proposal

All proposals must be submitted as a single PDF attached to an email delivered to LHouston@PresMd.org.

5.3 Proposal Due Date

Proposals are due by **8:30 A.M. E.T. on Tuesday, May 28, 2024**.

5.4 Preparation of Proposal

Respondents must submit the following:

- Relevant Qualifications of the Bidder to perform the Scope of Work
- List of Key Personnel
- List of proposed Subcontractors
- Fixed fee Schedule of Values
- Labor Rates for additional services and percentage for O.H. &P. on change orders
- List of any conditions or bid qualifications
- Project schedule

Respondents shall submit one (1) digital copy of the proposal package as an attachment to an email and are encouraged to include as much pertinent data and information as necessary to ensure proper evaluation.

5.5 Subcontracts

Respondents must identify all portions of the work intended to be performed through subcontractors. Acceptance of the proposal does not constitute approval of the subcontractors identified in the proposal.

5.6 Minimum Qualifications

Respondents must demonstrate personnel assigned are legally licensed as applicable under pertinent laws in the State of Maryland and the City of Annapolis and have had training and experience resulting in a knowledge of means and methods that are consistent with preservation best practices as set forth by the Secretary of the Interior's Standards and Guidelines.

5.7 Pre-bid Meeting

Respondents may choose to attend a pre-bid meeting with Preservation Maryland during a scheduled site visit on **Thursday, April 25, 2024**, between **10:30 A.M. – 12:00 P.M.**

Respondents should note that the structure has been compromised by repeated flooding and are encouraged to bring their own PPE, such as hazmat suits, respirators, and/or gloves, to protect themselves against toxins, mold, and rodent droppings that may be present.

The grounds are otherwise accessible independently at Respondents' convenience. Please email Laura Houston at LHouston@PresMd.org by **Wednesday, April 24, 2024**, to confirm attendance.

5.8 Rejection of Proposal

Proposals must be delivered to the specified location and received by the proposal due date to be eligible for evaluation. Proposals will be considered irregular and may be rejected if they show material omissions, additions not called for, conditions, limitations, unauthorized alternate proposals, and/or other material irregularities.

Preservation Maryland may consider incomplete any proposal not prepared and submitted in accordance with the provisions specified herein and reserves the right to waive any minor deviations or irregularities in an otherwise valid proposal.

5.9 Withdrawal of Proposal

Respondents may withdraw their proposal prior to the designated due date if they submit such a written request to Preservation Maryland. Respondents may be permitted to withdraw their proposal up to 48 hours after the due date for good cause, as determined by Preservation Maryland in its sole judgment and discretion.

6. EVALUATION AND AWARD PROCEDURES

6.1 Evaluation Procedure

Each response will be evaluated in accordance with the indicated criteria:

Background and Qualifications

- a) Past relevant experience following SOI Standards
- b) Special expertise of personnel, as applicable

Project Management

- a) Names and functions of personnel assigned
- b) Commitment to project completion within time and budget constraints
- c) Ability to meet project needs, including current workload
- d) QA/QC methods

Technical Merit

- a) Demonstrated comprehension of tasks to be completed
- b) Completeness and clarity of submittal

6.2 Small Business Enterprise (SBE), Minority Business Enterprise (MBE) and/or Woman-Owned Business Enterprise (WBE)

Respondents are not required to be or have subcontractors who are certified SBE, MBE, and/or WBE companies. Use of SBE, MBE, and/or WBE companies is encouraged and may be weighted as an element of the evaluation process.

6.3 Award

Acceptance of the successful Respondent's proposal does not create a contractual relationship between Preservation Maryland and the successful Respondent. Preservation Maryland reserves the right to award the agreement to the next available Respondent in the event the successful Respondent fails to enter into the agreement, or the agreement with said Respondent is terminated within 30 days of the effective date.

7. EXECUTION OF AGREEMENT

Submittal of a proposal binds the successful Respondent to perform the work upon acceptance of the proposal and Preservation Maryland's execution of the project agreement provided by the successful Respondent. Upon acceptance of the proposal, the successful Respondent must provide:

- AIA Standard Form of Agreement between Owner and Contractor, including AIA General Conditions for review
- Completed Form W9
- General Liability coverage with minimum limits of no less than \$1,000,000.00 per claim
- Workers' Compensation and Employer's Liability coverage with minimum limits of no less than that required by Maryland law
- Builders Risk Insurance, with minimum limits of no less than \$3,000,000 per claim
- ACH Payment information if EFT preferred

Preservation Maryland reserves the right to cancel award of the agreement without liability at any time before the agreement has been fully executed by all parties. Failure upon the part of the successful Respondent to execute the agreement or timely submit the required documentation will be just cause, if Preservation Maryland so elects, for award of the agreement to be rescinded.

Preservation Maryland will be acting as the Owner as defined within the AIA Standard Form of Agreement between Owner and Contractor for the course of this project, including assuming all responsibilities and duties as indicated within the contract, except where specifically indicated otherwise. The arrangement is the result of a Memorandum of Understanding executed between Preservation Maryland and the City of Annapolis, dated June 28, 2021. The Burtis House is owned by the City of Annapolis ("Building Owner"), and Preservation Maryland possesses no ownership stake in the building.

NOT SUBJECT TO RECORDATION TAX PURSUANT TO MARYLAND ANNOTATED CODE, TAX-PROPERTY ARTICLE, SECTION 12-108(a)

NOTICE: THIS DEED OF EASEMENT CONTAINS COVENANTS THAT INCLUDE RESTRICTIONS ON USE OF LAND AND REQUIRES SPECIFIC REFERENCE IN A SEPARATE PARAGRAPH OF ANY SUBSEQUENT DEED OR OTHER LEGAL INSTRUMENT BY WHICH ANY INTEREST IN THE PROPERTY IS CONVEYED.

Anne Arundel County
Account Identifier:
Ward __, Section __, Block ____, Lot __

Tax Map 052A, Parcel 1204, 1203 and 1202
Tax I.D. No.: 06-000-07679432, 06-000-07679433 and 06-000-02569430

LR - Agreement
Recording Fee 20.00
Name: annapolis city
Ref:
LR - Agreement
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
06/21/2022 02:09
CC02-TT

DEED OF PRESERVATION EASEMENT

THIS DEED OF PRESERVATION EASEMENT ("Preservation Easement") was entered into, effective as of the Recordation Date, (defined herein) by and between the CITY OF ANNAPOLIS, having an address at 160 Duke of Gloucester Street Annapolis, MD 21401 (the "Owner"), and the MARYLAND HISTORICAL TRUST, an instrumentality of the State of Maryland (the "State"), having a current address at 100 Community Place, Third Floor, Crownsville, Maryland 21032 ("MHT").

RECITALS

WHEREAS, MHT is a body corporate and instrumentality of the State of Maryland, created pursuant to Part II of Title 5A of the State Finance and Procurement Article, Annotated Code of Maryland for the purpose of preserving, protecting, and enhancing districts, sites, buildings, structures and objects of significance in the prehistory, history, upland and underwater archeology, architecture, engineering, and culture of the State.

WHEREAS, Owner owns in fee simple 4,581 square feet (Parcels 1203 and 1204), and 1,458 square feet (Parcel 1202), totaling 6,039 square feet, more or less, of certain real property located at 67, 69 and 71 Prince George Street, Annapolis, Maryland 21401 in Anne Arundel County, Maryland, which was conveyed to the Owner by Deed of even date herewith and recorded among the land records of Anne Arundel County (the "County"), Maryland (the "Land Records"), a portion of which is more particularly described in Exhibit A, attached hereto and incorporated herein.

WHEREAS, the real property is improved by the historic structures known as the Burtis House, and certain historic accessory structures as listed, described, or depicted in the Baseline Documentation (defined in Article II of this Preservation Easement), which, individually, are referred to herein as a "Structure" and collectively as the "Structures". The above described real property and the Structure are referenced herein together as the "Property".

WHEREAS, as detailed in the Annapolis National Register Historic District, Inventory Number AA-2046, the Property is a contributing structure within the National Register Historic District, and as detailed in the Maryland Inventory of Historic Properties Inventory No. AA-1152,

CITY OF ANNAPOLIS
WATER BILLS PAID THRU

MHT/Form/Preservation Easement (FINAL 02012016)

AC

MAR 16 2022

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Easement - Record, Tax - Exempt - Mail
Instrument Type: Easement

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 38857, p. 0015, MSA_CE59_39299. Date available 06/28/2022. Printed 05/06/2024.

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the Property contributes significantly to the historic, architectural, aesthetic and cultural character of the County and the State.

WHEREAS, Section 5A-326(b) of the Act requires a unit of the State of Maryland to ensure that any disposition of property listed in the Maryland Register of Historic Properties as surplus State-owned property provides for the preservation or enhancement of the property, where prudent, practicable, and in the State's best interest, a requirement that this Preservation Easement satisfies; and

WHEREAS, pursuant to the Easement Retention Policy adopted by Resolution I102R by MHT's Board of Trustees on October 18, 2018 (the "**Policy**"), MHT is authorized to accept perpetual historic preservation easements on historic properties that are transferred out of State or federal ownership, if the historic property is individually listed or is individually eligible for listing on the National Register of Historic Places (the "**Eligibility Requirement**").

WHEREAS, pursuant to Easement Determination Resolution N102R adopted by MHT's Board of Trustees on October 17, 2019 (the "**Resolution**"), the Board approved an exception to the Policy's Eligibility Requirement, and determined that MHT would accept this Preservation Easement to avoid or mitigate the potential adverse effects resulting from the transfer of the Property out of State ownership, including impacts on the Annapolis National Register Historic District, on important archeological resources believed to be located at the Property, and to accommodate the State's desire for MHT review of proposed changes and alterations within the Preservation Easement boundaries.

WHEREAS, in recognition of the Preservation Attributes as defined below, and to promote and further the preservation and conservation of the Property and its historic, architectural, aesthetic and cultural character, Owners intends to grant this perpetual Preservation Easement over the Property, thereby restricting and limiting certain activities on and uses of the Property as provided in this Preservation Easement.

WHEREAS, this Preservation Easement applies to, among other things, the Exterior Features of the Structures.

WHEREAS, MHT is possessed with the power and duty to accept, hold and administer this Preservation Easement, and intends to do so exclusively for preservation purposes.

WHEREAS, the Owner acknowledges and accepts that MHT will apply the Secretary of the United States Department of the Interior's *Standards for the Treatment of Historic Properties*, as set forth in Part 68, Title 36, Code of Federal Regulation, or comparable standards as may be developed, amended or revised from time to time (the "**Secretary of the Interior's Standards**"), as interpreted by MHT, to MHT's administration and enforcement of this Preservation Easement.

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AGREEMENT

ARTICLE I. GRANT AND DURATION OF EASEMENT

The above Recitals are incorporated as if fully set forth herein. As an absolute gift for no monetary consideration (\$0.00), but in consideration of the facts stated in the above Recitals and the covenants, terms, conditions and restrictions in this Preservation Easement, Owner hereby unconditionally, irrevocably and voluntarily grants and conveys unto MHT, its successors and assigns, forever and in perpetuity, with Special Warranty of Title, this Preservation Easement in the Property, together with all of the improvements thereon, and appurtenances, rights and interests thereunto belonging.

This Preservation Easement shall be perpetual. It is an easement in gross and as such it is inheritable and assignable in accordance with Article VI, runs with the land as an incorporeal interest in the Property, and is enforceable by MHT against Owner and Owner's personal representatives, heirs, successors and assigns.

ARTICLE II. PRESERVATION PURPOSE

A. Preservation of the Property shall be in conformance with the provisions of this Preservation Easement, the purpose of which is to protect, preserve and enhance the Property's preservation attributes (the "**Preservation Purpose**"). The preservation attributes are those Structures, character defining Exterior Features of Structures, and other details that give the Property its historic, architectural, aesthetic and cultural character (the "**Preservation Attributes**").

B. The Preservation Attributes are further represented, detailed or depicted in **Exhibits B and C** (together, the "**Baseline Documentation**"). **Exhibit B** consists of a site plan or survey of the Property. **Exhibit C**, totaling 32 pages, consists of a two-page schedule of documents, photographs of selected portions of the Property, and/or other materials depicting Structures, character defining Exterior Features, and other details representative of the Property's Preservation Attributes. The materials listed on the schedule are not recorded herewith, but are and will be kept on file at MHT's principal office or at the Maryland State Archives, and are fully and completely incorporated by reference into this Preservation Easement as though recorded herewith. The Baseline Documentation might not detail or depict every singular, individual and unique character defining feature or detail that comprise the Preservation Attributes.

C. Following completion of the renovation of the Property, or other significant alteration of the Property as determined by MHT, MHT may elect to modify and update the Baseline Documentation to accurately depict the then current condition of the Preservation Attributes. The updated Baseline Documentation shall be identified as **Exhibits B-1 and C-1**, and shall be kept on file at MHT's principal office or at the Maryland State Archives. MHT shall promptly notify Owner when it files **Exhibits B-1 and C-1**, and shall provide to Owner copies of **Exhibits B-1 and C-1**. Once **Exhibits B-1 and C-1** have been filed, all references in this Preservation Easement to **Exhibit B** shall mean **Exhibit B-1** and to **Exhibit C** shall mean **Exhibit C-1**.

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ARTICLE III. LAND USE AND FEATURES

A. General. This Article sets forth certain specific restrictions, prohibitions, requirements, and permitted activities and uses under this Preservation Easement, and identifies certain specific undertakings, activities and uses for which the Owner must notify MHT and receive from the Director express written approval in accordance with Article IV. In addition to these specific undertakings, activities and uses, the Owner must notify MHT and receive from the Director express written approval if the Owner believes, or reasonably should believe, that a completed, contemplated or planned undertaking, activity or use on or of the Property may have a significant effect upon the Preservation Purpose or the Property.

B. Defined Terms. The following terms, as used in this Article and throughout this Preservation Easement, shall have the following meaning:

- (1) “**Casualty Loss**” means loss by fire or other hazard and casualties typically covered by a standard all-risks policy of hazard insurance that includes vandalism and malicious mischief endorsements.
- (2) “**Construction**” means all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, actual or exploratory demolition, maintenance or repair of any Structure, or part thereof.
- (3) “**Exterior Features**” include, but are not limited to: (i) the exterior design, composition and surfaces of a Structure, including the architectural style, general design and arrangement, color, finish, appearance, kind and texture of the Structure’s exterior building materials and (ii) the type, building material and style of windows, doors, light fixtures, signs and other character defining exterior components of a Structure, as determined by MHT. A feature does not have to be original to a Structure to be an Exterior Feature.
- (4) “**Recordation Date**” means the date this Preservation Easement is recorded in the Land Records.

C. Maintenance, Repair and Administration.

(1) Owner shall maintain, repair and administer the Property, including the Property’s grounds, Structures, and the Exterior Features of Structures, in good, clean and safe condition, and in a manner consistent with and in furtherance of the Preservation Purpose.

(2) Subject to the requirements of Paragraphs D.(1) and D.(2) of this Article, the Owner may, without the prior express written approval of the Director of the Maryland Historical Trust (the “**Director**”), cause, permit or suffer maintenance, repair, repainting or refinishing on or to the Property’s Preservation Attributes – including, but not necessarily limited to, the Property’s grounds,

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Structures, or the Exterior Features of Structures – if such maintenance, repair, repainting or refinishing is necessary to correct damage or conditions that result from Casualty Loss or ordinary wear and tear; provided that such maintenance, repair, repainting or refinishing is performed in a manner that does not negatively impact the Preservation Attributes or the Preservation Purpose, as may be determined by the Director at the Director's sole discretion.

(3) Owner shall not permit or allow, through neglect or a failure to maintain or repair, deterioration or constructive demolition (i.e. demolition-by-neglect) of the Property's grounds, Structures, the Exterior Features of Structures or other Preservation Attributes.

D. Changes and Alterations to the Property.

(1) Owner shall not, without the prior express written approval of the Director, cause, permit or suffer: (i) ground disturbance on the Property as further detailed in Paragraph E. of this Article; (ii) demolition of any Structure or part thereof; (iii) Construction on the Property that alters or changes any of the Property's Preservation Attributes; or (iv) replacement, of any kind, of any Exterior Features of any Structure.

(2) Owner shall not, without the prior express written approval of the Director, cause, permit or suffer the construction or erection of any new structure or improvement on the Property. The Property shall include only those Structures which are as of the Recordation Date located on the Property, as listed, described, or depicted in the Baseline Documentation. Owner and MHT acknowledge and affirm that all those Structures located on the Property as of the Recordation Date are listed, described, or otherwise depicted in the Baseline Documentation.

E. Archeological Resources. Owner shall not, without the prior express written approval of the Director, cause, permit or suffer any grading, excavation, tree removal that includes root removal, subsoiling, drainage improvement, plowing or tilling of land not previously plowed or tilled for agricultural purposes, or any other undertaking that may materially disturb the surface or subsurface or otherwise alter the topography of the Property's grounds. Prior to approving a ground disturbance, the Director may require the Owner to: (i) modify or relocate the undertaking in order to avoid, reduce or mitigate impacts on archeological deposits; (ii) perform and report to the Director, in accordance with applicable and contemporary professional standards, an archeological survey of the area to be disturbed to identify and determine whether any significant archeological deposits are located in the area; and/or (iii) produce to the Director a written report by a qualified archeologist that documents archeological research or study of the proposed ground disturbance. If deemed necessary by the Director as a condition of an approval for a disturbance, the Owner shall conduct archeological excavation, curation, documentation and reporting of affected archeological deposits, all in accordance with applicable and contemporary professional standards and in a form and of substance satisfactory to the Director.

F. Viewshed Protection. Owner shall not, without the prior express written approval of the Director, erect, construct, assemble, or plant on the Property visual screens or barriers, including, without limitation, fences, walls, berms or dense hedges, that might obstruct the substantial and regular opportunity of the public to view the exterior of Structures from adjacent publicly accessible

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areas.

G. Public Access. Owner shall make the exterior of the Property and the Structures open to the public a minimum of two (2) days per year, from 10:00 a.m. to 5:00 p.m. each day. In addition, upon request, and subject to reasonable limitations, Owner shall permit scholars, researchers and other persons associated with educational institutions, historical societies or other groups or organizations having particular interest in historic preservation access to the exterior of the Property and the Structures. Any public admission or access may be subject to such restrictions and limitations, as approved by MHT, reasonably designed for the protection and maintenance of the Property and the Structures.

H. Reserved Rights Exercised to Minimize Impacts. All rights reserved by Owner or activities not prohibited by this Preservation Easement shall be exercised so as not to negatively impact the Preservation Purpose or the Preservation Attributes. The determination as to whether the exercise of a right or the conduct of an undertaking, activity or use negatively impacts the Preservation Purpose or a Preservation Attribute shall be at the sole discretion of the Director.

ARTICLE IV. MHT APPROVAL PROCESS

A. Request for Approval. Article III of this Preservation Easement provides that before Owner commences certain undertakings, activities or uses, the Owner must receive from the Director express written approval for the undertaking, activity or use. Whenever the Director's prior written approval is required, Owner shall submit in writing to the Director a request that includes a written and visual description of the contemplated undertaking, activity or use. The submission shall include such plans, drawings, photographs, written specifications, identification and description of materials, and other such information or material as the Director, or the Director's designee, may determine necessary to consider and evaluate the request. The Owner's submission shall be made to the Director prior to commencement of the undertaking, activity or use, and in advance of, or concurrent with, submission by the Owner of any application for any required federal, State, or local government permit.

B. Sufficiency of Request. The Director or the Director's designee may review any request made pursuant to Paragraph A. of this Article for purposes of determining if the information and materials submitted are sufficient for the Director to make a determination on the request, and, after conducting such review, may require the Owner to submit additional information or materials. The Director or the Director's designee shall deem the request complete once the Director receives from the Owner[s] all information and materials that the Director or the Director's designee deems necessary to make a determination on the request.

C. Review and Determination. In reaching a determination on a request made pursuant to this Article, the Director shall consider the provisions of this Preservation Easement, and shall grant or deny the request based upon the Director's sole discretion as to whether the requested undertaking, activity or use conforms with the Preservation Purpose, as may be informed by the Secretary of the Interior Standards. The Director may approve a request in whole or in part, may

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require changes, amendments or additions to a request as condition of an approval, or may deny a request.

D. Notice of Determination. The Director shall, by written notice dated not later than forty-five (45) days after the Director's receipt of a request under Paragraph A. of this Article, inform Owner of the Director's determination on Owner's request. A request shall be denied if the Director or Director's designee determines that the request is not sufficient under Paragraph B. of this Article, and such denial shall describe the additional documentation Owner is required to submit in a new request. The Director's approval of Owner's request is deemed to be given if the Director does not provide written notice of the Director's determination on the request by the deadline date established under this Paragraph.

E. Appeal. In any event where the Director denies Owners request, in whole or part, Owner may appeal the denial to the Board of Trustees of the Maryland Historical Trust (the "**Board**"), or its successor. Owner's appeal shall be made by written notice to the Director within forty-five (45) days of receipt by Owner of the Director's written notice under Paragraph D. of this Article. The decision of the Board on an appeal is final, and is not reviewable by or appealable to any administrative or judicial agency, entity or body.

ARTICLE V. ENFORCEMENT AND REMEDIES

A. Inspection. MHT, and its employees and agents, shall have the right to enter the Property at reasonable times and on reasonable notice to Owner for the purpose of inspecting, photographing, and surveying all portions of the Property, including the exterior of the Structures, as may be necessary for MHT to determine whether the Owner is in compliance with the provisions of this Preservation Easement. MHT shall provide prior notice of the date and time of an inspection to Owner, unless MHT determines that immediate entry is necessary to prevent, terminate, or mitigate a suspected or actual violation of this Preservation Easement which poses a serious or potentially permanent threat to a Preservation Attribute, in which latter case prior notice is not required.

B. Remedy. MHT may institute suit to: (i) enjoin any breach or enforce any provision of this Preservation Easement by ex parte, temporary, and/or permanent injunction; (ii) require in the event of a breach that the Property be restored promptly to a condition required by this Preservation Easement; and/or (iii) enter upon the Property, correct any breach, and hold Owner responsible for resulting costs to MHT. Before instituting any such suit, MHT shall give notice to Owner of the suspected or actual breach of this Preservation Easement, and provide a reasonable time for cure of the breach; provided, however, that MHT need not give such notice and opportunity to cure if MHT determines that immediate action is necessary to prevent, terminate or mitigate a suspected or actual breach which poses a serious or potentially permanent threat to a Preservation Attribute. MHT's remedies as set forth in this Paragraph are cumulative and shall be in addition to any other rights and remedies available to MHT at law or equity. If Owner is found by a court exercising jurisdiction to have breached any provision of this Preservation Easement, Owner shall reimburse MHT for any costs or expenses incurred by MHT to remedy the breach, including court costs and reasonable attorneys' fees.

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C. Waiver. No waiver of any term or condition of this Preservation Easement shall have any force or effect unless the waiver is in writing and approved by the Owner and MHT. Absent such written waiver, no failure or delay on the part of MHT to enforce any provision or actual or suspected breach of this Preservation Easement shall waive, discharge or invalidate a provision of this Preservation Easement or affect the right of MHT to enforce an actual or suspected breach, or a subsequent breach, in accordance with Paragraph B. of this Article. The failure of MHT to inspect the Property in accordance with Paragraph A. of this Article does not constitute a waiver by MHT of any right under this Preservation Easement.

ARTICLE VI. OTHER RIGHTS, DUTIES AND WARRANTIES

A. Transfer of Ownership or Possession. Owner retains the right to sell, devise, transfer, lease, mortgage or otherwise encumber the Property. At least thirty (30) calendar days prior to the closing of any conveyance or transfer of a fee simple or other possessory interest in the Property, or part thereof, Owner shall (i) notify MHT in writing of the names and addresses of all persons or entities to whom the Owner intends to convey or transfer the interest and (ii) provide notice of the existence of this Preservation Easement to all such persons or entities. These requirements shall be in addition to, and not a substitute for, the notice requirements established under Section 10-705(f) of Real Property Article, Ann. Code of Maryland, or such other comparable provision of law as it may be amended or revised from time to time. Owner shall further make verbatim or specific reference to this Preservation Easement in a separate paragraph of any deed or other legal instrument by which Owner divests or conveys a fee simple or other possessory interest in the Property.

B. Subordination. Owner certifies that all mortgages, deeds of trust, or other liens (collectively "**Liens**"), if any, affecting the Property are subordinate to, or shall at time of recordation of such Lien become subordinate to, the rights of MHT under this Preservation Easement. Owner has provided, or shall provide, a copy of this Preservation Easement to all mortgagees of mortgages and to all beneficiaries and/or trustees of deeds of trust (collectively "**Lienholders**") currently encumbering the Property or which will affect the Property prior to the recording of this Preservation Easement, and shall also provide notice to MHT of all such Liens. If required by MHT, each of the Lienholders shall agree to subordinate its Lien to this Preservation Easement prior to recordation of this Preservation Easement, either by signing a subordination agreement in the form attached to this Preservation Agreement as Exhibit D, which subordination agreement shall become a part of this Preservation Easement and recorded with it, or by recording a separate subordination agreement pertaining to any such Lien.

C. Insurance. Owner shall maintain property and liability insurance for the Property including the Structures. Insurance policy coverage shall provide for: (i) the full replacement value of the Structures against Casualty Loss, including, without limitation, loss from the perils commonly insured under standard fire and extended coverage policies; and (ii) comprehensive general liability insurance against claims for personal injury, death, and property damage. Said insurance policy shall include change in condition coverage, in form and amount sufficient to fully repair damage to the Structures and the Property without cost or expense to Owner or contribution or coinsurance from Owners, save standard deductibles. Insurance shall name MHT as an additional insured, with the

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right of cancellation notice from the insurance carrier at least fifteen (15) days before cancellation of such insurance.

D. Real Property Taxes. Except to the extent that may be provided for by State or local law, nothing in this Preservation Easement shall relieve Owners of the obligation to pay taxes in connection with the ownership or transfer of the Property.

E. Warranties. The Owners of the Property on the Recordation Date (“**Original Owners**”) are the sole owner(s) of the Property in fee simple as of the Recordation Date and have the right and ability to convey this Preservation Easement to MHT. The Original Owner warrants that the Property is free and clear of all rights, restrictions, and encumbrances, other than those subordinated to this Preservation Easement or otherwise specifically agreed to in writing by the MHT.

F. Continuing Duties of Owner. For purposes of this Preservation Easement, “**Owner**” or “**Owners**” shall mean only, at any given time, the then current fee simple owner(s) of the Property and shall not include the Original Owner or other successor owners preceding the current fee simple owner(s) of the Property, except that if any preceding owners violated any provision of this Preservation Easement, both the current fee simple Owner(s) and the preceding owners shall be liable therefor.

G. Transfer by MHT. MHT agrees that it will hold this Preservation Easement exclusively for preservation purposes and that it will not transfer this Preservation Easement whether or not for consideration, except that, subject to provisions of applicable law, MHT may assign or transfer its interest in this Preservation Easement to a qualifying governmental unit or organization.

H. Use of Photography. Inspection pursuant to Paragraph A of Article V of this Preservation Easement shall, as deemed necessary by MHT, include photographic or video documentation of the Property. Owner grants to MHT permission to use such photographs or videos, and any other photographs, videos, drawings or visual depictions of the Property possessed by MHT, for any purposes that MHT deems necessary or appropriate, including without limitation, publication in magazines, newsletters, promotional materials and other print, television or electronic media, and for uses including without limitation, preservation, education and publicity purposes.

ARTICLE VII. EXTINGUISHMENT

As set forth in Article I, this Preservation Easement is granted in perpetuity. The Original Owner[s] and MHT have determined that the Preservation Attributes constitute a valued public purpose worthy of permanent protection. As such, this Preservation Easement may be extinguished only due to extraordinary circumstances and only as set forth in this Article.

A. Judicial Extinguishment. This Preservation Easement may be extinguished by an order of a Maryland court of competent jurisdiction issued upon the joint request of Owner and MHT, if, as determined by MHT in its sole discretion: (i) the Preservation Attributes have been deteriorated or damaged to the extent that this Preservation Easement no longer serves the

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Preservation Purpose; or (ii) the conditions on or surrounding the Property have changed such that it is impossible or impractical that continued adherence to the provisions of this Preservation Easement will serve or fulfill the Preservation Purpose. In the event of any sale of all or a portion of the Property after such extinguishment, Owner and MHT shall share any net proceeds resulting from such sale in accordance with Paragraph C of this Article. Net proceeds shall also include without limitation, net insurance proceeds. In the event of extinguishment, the provisions of this paragraph shall survive extinguishment and shall constitute a lien on the Property with the same effect and priority as a mechanic's lien.

B. Condemnation. This Preservation Easement may be extinguished through condemnation proceedings if condemnation of a part or all of the Property by a public authority renders it impossible or impractical to fulfill the Preservation Purpose, as determined by MHT in its sole discretion. MHT may, at its option, join in condemnation negotiations or proceedings at any time for purposes of objecting to the condemnation and to recover the value of its interests in the Property and all incidental or direct damages resulting from the condemnation. All expenses reasonably incurred by the parties to this Preservation Easement in connection with condemnation proceedings shall be paid out of the condemnation award.

C. Proceeds; Percentage Interests. On the Recordation Date, this Preservation Easement gives rise to a real property interest in the Property, vested in MHT, which shall entitle MHT to an allocated portion of the proceeds in the event of a judicial extinguishment or condemnation under Paragraphs A or B of this Article (any judicial extinguishment proceeds or condemnation proceeds are the "**Net Proceeds**"). The portion of Net Proceeds which shall be allocated to MHT ("**MHT's Allocation**") shall be calculated utilizing the following formula, where *a* equals Net Proceeds, *b* equals the Property's fair market value before the Recordation Date (without consideration for or deduction for the value of the Preservation Easement), and *c* equals the Property's fair market value after the Recordation Date (with consideration for or deduction for the value of the Preservation Easement):

$$\text{MHT's Allocation} = a \times \left[\frac{(b-c)}{b} \right]$$

If this Preservation Easement is terminated in whole or in part, whether by judicial extinguishment or condemnation, as respectively described in Paragraphs A and B of this Article, MHT shall be entitled to MHT's Allocation. This paragraph is subject to Section 12-104(g) of Real Property Article, Ann. Code of Maryland, or such other comparable provision of law as may be amended or revised from time to time.

ARTICLE VIII. MISCELLANEOUS

A. Modification. Owner and MHT recognize that circumstances may arise that justify a modification of certain provisions contained in this Preservation Easement. Owner and MHT have the right to agree to modify this Preservation Easement, provided, however, that:

- (1) The modification will not create private inurement or private benefit;

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(2) As determined by MHT, the modification, as proposed, (i) either enhances or has no adverse effect on the Preservation Purpose and (ii) upholds MHT's obligation to protect the Property;

(3) The modification is in conformance with all applicable MHT policies in effect at the time of the modification; and

(4) The modification is recorded among the Land Records.

This Preservation Easement shall only be modified as mutually agreed upon by the Owner and MHT and neither the Owner nor MHT shall, under any circumstance, be obligated to (i) agree to a modification or (ii) consult or negotiate regarding a modification. Owner shall be responsible for paying all costs and expenses, including attorneys' fees and court costs, arising from Owner's request to modify this Preservation Easement.

B. Notice. Any notice required to be given by this Preservation Easement to the Owner shall be addressed to the Owner as follows:

City Manager
City of Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401

With a copy to:

City Attorney
160 Duke of Gloucester Street
Annapolis, Maryland 21401

or to such other address as the Owner may from time to time designate by notice to the Director; or to MHT or the Director shall be addressed to the Director as follows:

Director
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032-2023

or to such other address as the Director may from time to time designate by notice to the Owner.

C. Compliance with Other Laws. The provisions of this Preservation Easement do not replace, abrogate or otherwise set aside any local, State or federal laws, requirements or restrictions, whether existing at the time of this Preservation Easement or as subsequently enacted or adopted, that might impose limitations on the use of the Property. In the event that any applicable legal requirement imposes affirmative obligations, which if complied with by Owner, would be a violation of a provision of this Preservation Easement, Owner shall: (i) if said requirement directs a specific act which does not permit the exercise of any discretion on the part of Owner, give MHT written

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notice of Owner's intent to comply at least forty-five (45) calendar days before the Owner commences any undertaking necessary for compliance; or (ii) if said requirement permits the exercise of some discretion by Owner on how to comply, use the method most protective of the Preservation Attributes and give MHT written notice of Owner's intent to comply at least forty-five (45) calendar days before the Owner commences any undertaking necessary for compliance. Any notice to MHT under this provision shall be subject to the requirements of Article IV.

D. Construction and Governing Law. This Preservation Easement shall be construed to promote the purposes of the statutes creating and governing MHT, the purposes of Section 2-118 of the Real Property Article, Ann. Code of Maryland, and the Preservation Purpose. This Preservation Easement shall be governed by and interpreted under the laws of the State of Maryland, and any ambiguities and questions of validity of a specific provision shall be resolved in a manner consistent with the Preservation Purpose. The common law principles of disfavoring restrictions on the use of real property and construing restrictions in favor of the free and unrestricted use of real property shall not apply to this Preservation Easement.

E. Indemnification. To the extent permitted by State law, existing appropriations and/or available insurance coverage, and expressly subject to the provisions, including the damage caps and notice requirements stated in the Md. Code Ann., Cts. & Jud. Proc. §§ 5-301, et seq. also known as the Local Government Tort Claims Act, and Md. Code Ann., Cts. & Jud. Proc. §5-5A-01, , Owner shall defend, indemnify and hold MHT harmless from any liability, costs, attorneys' fees, judgments or expenses to MHT or any of MHT's officers, employees, agents or independent contractors resulting or caused in any way by reason of MHT's acceptance of this Preservation Easement, including, without limitation, from actions or claims of any nature by third parties, whether asserted under Federal, State or local law, arising from a breach of this Preservation Easement by Owner, or arising out of the ownership, possession, or exercise of rights under this Preservation Easement.

F. Entire Agreement and Severability. This instrument sets forth the entire agreement between the Owner and MHT with respect to the Preservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to this Preservation Easement. If any provision is found to be invalid, the remainder of the provisions of this Preservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

G. Joint and Several. If Owner at any time owns the Property in joint tenancy, tenancy by the entireties or tenancy in common, all such tenants shall be jointly and severally liable for all obligations set forth in this Preservation Easement.

H. Recordation. MHT shall record or cause to be recorded this Preservation Easement in a timely fashion among the Land Records and may re-record it at any time as may be required to preserve MHT's rights hereunder.

I. Counterpart Signatures. The parties may execute this Preservation Easement in two or more counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity

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between the counterparts produced, the recorded counterpart shall be controlling.

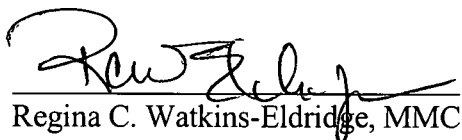
TO HAVE AND TO HOLD unto the Maryland Historical Trust, its successors and assigns, forever. The covenants agreed to and the terms, conditions, and restrictions imposed as aforesaid shall be binding upon Owner, Owner's survivors, agents, personal representatives, heirs, assigns and all other successors to Owner in interest, and shall continue as a servitude running in perpetuity with the Property.

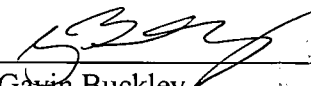
67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 14 of 21
Source of Easement State Property Transfer
Initials RD / SS 11/2019

IN WITNESS WHEREOF, Owner and MHT have hereunto set their hands and seals the day and year above written.


WITNESS/ATTEST:

OWNER: CITY OF ANNAPOLIS


Regina C. Watkins-Eldridge, MMC
City Clerk

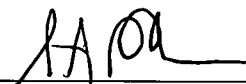
By:  (SEAL)
Name: Gavin Buckley
Title: Mayor


APPROVED FOR FORM AND LEGAL SUFFICIENCY:


Office of Law
D. Michael Lyles, City Attorney

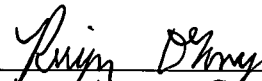
WITNESS:

ACCEPTED BY THE
MARYLAND HISTORICAL TRUST



By:  (SEAL)
Elizabeth Hughes, Director

Approved as to form and legal
sufficiency this 8 day of
March, 2022.


Assistant Attorney General

Attachments:

- Exhibit A Legal Description
- Exhibit B Site Plan/Survey
- Exhibit C Schedule of Photographs, Drawing and Documents
- Exhibit D N/A

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 15 of 21
Source of Easement State Property Transfer
Initials RD / SS 11/2019

STATE OF MARYLAND, Anne Arundel CITY/COUNTY, to wit:

I HEREBY CERTIFY, that on this 14 day of March, in the year 2022, before the subscriber, personally appeared Gavin Buckley, who acknowledged that he executed the foregoing instrument for the purposes therein contained as the duly authorized Mayor of the City of Annapolis.

[Signature]
Notary Public

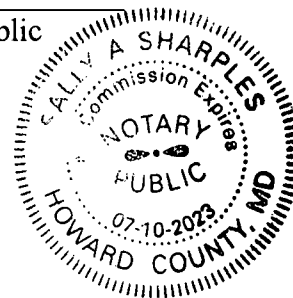
My Commission Expires: 11/17/23

STATE OF MARYLAND, Howard COUNTY, to wit:

I HEREBY CERTIFY, that on this 8th day of March, in the year 2022, before the subscriber, personally appeared Elizabeth Hughes, Director, and acknowledged that she executed the foregoing instrument for the purposes therein contained as the fully authorized Director of the Maryland Historical Trust.

[Signature]
Notary Public

My Commission Expires: 7/10/2023



CERTIFICATION

I hereby certify that this instrument has been prepared by me or under my supervision and that I am an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature] (SEAL)
Rieyn DeLony

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 16 of 21
Source of Easement State Property Transfer
Initials RD / SS 11/2019

EXHIBIT A

LEGAL DESCRIPTION

Burtis House / MIHP # AA-1152/67, 69 and 71 Prince George Street
Annapolis, Maryland 21401



EXHIBIT A

Maryland Historical Trust Easement

State of Maryland to the use of the Department of Chesapeake Bay
Affairs (Now State of Maryland Department of Natural Resources), Property
P/O 67, P/O 69 & 71 Prince George Street, Annapolis
Tax Map 52A – Grid 21 – Parcels 1202 & 1203
Deed Liber 3526, Folio 537 &
P/O Deed Liber 2428, Folio 571
6th Assessment District
Anne Arundel County, Maryland 21401

BEING part of the land conveyed from Lillie T. Burtis to State of Maryland, to the use of
Department of Chesapeake Bay Affairs (Now State of Maryland Department of Natural
Resources), by deed dated August 16, 1971 and recorded among the Land Records of Anne
Arundel County, Maryland in Book 2428, Page 571 and BEING all of the land conveyed from
Barbara Metzger Taylor, Charles W. Frank and Stella M. Metzger to State of Maryland, to the
use of the Department of Natural Resources, by deed dated September 29, 1982 and recorded
among the Land Records of Anne Arundel County, Maryland in Book 3526, Page 537;

BEGINNING for the same at a point located on the northeasterly side of Dock Street,
said point being the southernmost corner in the conveyance from National Sailing Hall of Fame
& Museum, inc., to Dock Anna Deck, LLC, by deed dated October 5, 2015 and recorded among
the Land Records of Anne Arundel County, Maryland in Liber 28942, Folio 438, said point
being the westernmost corner in the conveyance from Barbara Metzger Taylor, Charles W. Frank
and Stella M. Metzger to State of Maryland, to the use of Department of the Department of
Natural Resources, by deed dated September 29, 1982 and recorded among the Land Records of
Anne Arundel County, Maryland in Book 3526, Page 537;

THENCE leaving said point of beginning and said Dock Street and binding on the
division line of the southeastern outline in the conveyance to Dock Anna Deck, LLC,
(28942/438) and the northwestern outline in the conveyance to State of Maryland, to the use of
the Department of Natural Resources (3526/537), with bearings referenced to North American
Datum (NAD 83/2011);

1. North 39° 14' 29" East 59.50' to a point on the southwesternmost side of Prince George
Street, a variable width public right of way;

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 17 of 21
 Source of Easement State Property Transfer
 Initials RD / SS 11/2019

THENCE leaving the conveyance to Dock Anna Deck, LLC, (28942/438) and binding on a portion of the southwestern side of said Prince George Street and the northern outline in the conveyance to State of Maryland, to the use of the Department of Natural Resources (3526/537);

2. South 50°45'31" East 24.50' to a point, distant 4.03' from the end of the closing line or the North 46°13'30" East 63.53' line in the conveyance from Lillie T. Burtis to State of Maryland, to the use of Department of Chesapeake Bay Affairs (Now State of Maryland Department of Natural Resources), by deed dated August 16, 1971 and recorded among the Land Records of Anne Arundel County, Maryland in Book 2428, Page 571 (first part);

THENCE leaving the conveyance to Dock Anna Deck, LLC, (28942/438) and binding on said closing line and continuing with the southwestern side of said Prince George Street;

3. North 39°14'29" East 4.03' to a point;

THENCE continuing with the southwestern side of said Prince George Street;

4. South 50°11'31" East 52.63' to a point;

THENCE leaving the southwestern side of said Prince George Street and running through a portion of the conveyance to State of Maryland to the use of the Department of Natural Resources), by deed dated August 16, 1971 and recorded among the Land Records of Anne Arundel County, Maryland in Book 2428, Page 571 (first part);

5. South 38°49'53" West 62.95' to a point on the aforementioned northeasterly side of Dock Street, said point lying on the southwesterly outline in the conveyance to State of Maryland to the use of the Department of Natural Resources), by deed dated August 16, 1971 and recorded among the Land Records of Anne Arundel County, Maryland in Book 2428, Page 571 (first part);

THENCE with the same;

6. North 50°49'41" West 53.08' to a point at the southernmost corner in the aforementioned conveyance to State of Maryland, to the use of the Department of Natural Resources (3526/537);

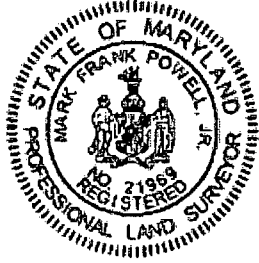
7. **THENCE** leaving the conveyance to State of Maryland to the use of the Department of Natural Resources), by deed dated August 16, 1971 and recorded among the Land Records of Anne Arundel County, Maryland in Book 2428, Page 571 (first part); and binding on the division line of the northeasterly side of said Dock Street and the southwestern outline in the conveyance to State of Maryland, to the use of the Department of Natural Resources (3526/537);

8. North 50°45'31" West 24.50' to the point of beginning.

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 18 of 21
Source of Easement State Property Transfer
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CONTAINING 4,800 square feet or 0.110 acres of land more or less.

THIS description was prepared under my responsible charge and is in compliance with the requirements set forth in COMAR, Regulation 09.13.06.12.



Expiration/Renewal Date:
December 17, 2021

Mark F Powell Jr
5/12/2021

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 20 of 21
 Source of Easement State Property Transfer
 Initials RD / SS 11/2019

EXHIBIT C

SCHEDULE OF PHOTOGRAPHS, DRAWINGS AND DOCUMENTS
 Burtis House / MIHP # AA-1152/67 (portion), 69 (portion) and 71 Prince George Street
 Annapolis, Maryland 21401

- PAGE 1 OF 32 SCHEDULE PAGE 1 OF 2
- PAGE 2 OF 32 SCHEDULE PAGE 2 OF 2
- PAGE 3 OF 32 NORTHEAST ELEVATION ENVIRONMENTAL
- PAGE 4 OF 32 NORTHEAST ELEVATION
- PAGE 5 OF 32 NORTHEAST ELEVATION FACING SOUTHEAST
- PAGE 6 OF 32 NORTHEAST ELEVATION ANNEX ENTRANCE
- PAGE 7 OF 32 NORTHEAST ELEVATION FACING SOUTHWEST
- PAGE 8 OF 32 NORTHEAST ELEVATION DETAIL DOWNPIPE
- PAGE 9 OF 32 NORTHEAST ELEVATION DETAIL FOUNDATION
- PAGE 10 OF 32 EAST OBLIQUE ENVIRONMENTAL
- PAGE 11 OF 32 EAST OBLIQUE
- PAGE 12 OF 32 SOUTHEAST ELEVATION ENVIRONMENTAL
- PAGE 13 OF 32 SOUTHEAST ELEVATION
- PAGE 14 OF 32 SOUTHEAST ELEVATION FACING NORTHEAST EASEMENT
BOUNDARY RAILING
- PAGE 15 OF 32 SOUTHEAST ELEVATION FACING SOUTHWEST EASEMENT
BOUNDARY RAILING
- PAGE 16 OF 32 SOUTHEAST ELEVATION SOUTH SIDE
- PAGE 17 OF 32 SOUTHEAST ELEVATION SOUTH SIDE
- PAGE 18 OF 32 SOUTHEAST ELEVATION DETAIL GUTTER AND DRAINPIPE
- PAGE 19 OF 32 SOUTHEAST ELEVATION SOUTH SIDE FACING WEST
- PAGE 20 OF 32 SOUTHEAST ELEVATION DETAIL PATHS
- PAGE 21 OF 32 SOUTH OBLIQUE ENVIRONMENTAL
- PAGE 22 OF 32 SOUTH OBLIQUE
- PAGE 23 OF 32 SOUTHWEST ELEVATION ENVIRONMENTAL
- PAGE 24 OF 32 SOUTHWEST ELEVATION SOUTH SIDE
- PAGE 25 OF 32 SOUTHWEST ELEVATION WEST SIDE
- PAGE 26 OF 32 WEST OBLIQUE ENVIRONMENTAL

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 Annapolis, Maryland 21401
 EASEMENT EXHIBIT C PAGE 1 OF 32

SCHEDULE PAGE 1 OF 2

PREPARED: SAS 07/2021
 MARYLAND HISTORICAL TRUST

SIGNED ORIGINAL ON FILE WITH THE M.H.T.
 GRANTOR

MHT

67 (portion) 69 (portion) and 71 Prince George Street, Annapolis (Burtis House) Page 21 of 21
Source of Easement State Property Transfer
Initials RD / SS 11/2019

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PAGE 29 OF 32 NORTHWEST ELEVATION ENVIRONMENTAL
PAGE 30 OF 32 NORTHWEST ELEVATION
PAGE 31 OF 32 NORTHWEST ELEVATION FACING SOUTHWEST
PAGE 32 OF 32 NORTH OBLIQUE

Burtis House / MIHP # AA-1152
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Annapolis, Maryland 21401
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 GRANTOR

MHT

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PAGE 28 OF 32 NORTHWEST ELEVATION AND GRAVEL LOT FACING NORTHEAST
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SCHEDULE PAGE 2 OF 2
PREPARED: SAS 07/2021
MARYLAND HISTORICAL TRUST

SIGNED ORIGINAL ON FILE WITH THE M.H.T.
GRANTOR MHT

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Anne Arundel
 Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
 (Type or Print in Black Ink Only All Copies Must Be Legible)

| | | | | | | | | | | | | | |
|---|---|--|--|---|--|--|------------------|--|---------------------------------|----|-------------------------------|--|--|
| 1 | Type(s) of Instruments | ([] Check Box if Addendum Intake Form is Attached.) | | | | | | | | | | | |
| | | 1 | Deed | | Mortgage | | Other | | Other | | | | |
| 2 | Conveyance Check Box | <input checked="" type="checkbox"/> | Improved Sale | <input type="checkbox"/> | Unimproved Sale | <input type="checkbox"/> | Multiple | <input type="checkbox"/> | Not an Arms- Length Sale [9] | | | | |
| | | Arms-Length [1] | | Arms-Length [2] | | Arms Length [3] | | | | | | | |
| 3 | Tax Exemptions (if Applicable) | Recordation | | Real Property 3-602, Tax Property 12-108(a)(11), 13-207(a)(1), 13-402.1(b)(2) | | | | | | | | | |
| | | State Transfer | | Real Property 3-602, Tax Property 12-108(a)(11), 13-207(a)(1), 13-402.1(b)(2) | | | | | | | | | |
| | | County Transfer | | Real Property 3-602, Tax Property 12-108(a)(11), 13-207(a)(1), 13-402.1(b)(2) | | | | | | | | | |
| Cite or Explain Authority | | | | | | | | | | | | | |
| 4 | Consideration and Tax Calculations | Consideration | | Amount | | Finance Office Use Only | | | | | | | |
| | | Purchase Price/Consideration | | \$ | | Transfer and Recordation Tax Consideration | | | | | | | |
| | | Any New Mortgage | | \$.00 | | Transfer Tax Consideration | | \$ | | | | | |
| | | Balance of Existing Mortgage | | \$ | | x () % | | = | | \$ | | | |
| | | Other: | | \$ | | Less Exemption Amount | | - | | \$ | | | |
| | | Other: | | \$ | | Total Transfer Tax | | = | | \$ | | | |
| | | Full Cash Value | | \$ | | Recordation Tax Consideration | | \$ | | | | | |
| | | | | x () per \$500 | | = | | \$ | | | | | |
| | | | | TOTAL DUE | | | | \$ | | | | | |
| 5 | Fees | Amount of Fees | | Doc. 1 | | Doc. 2 | | Agent: | | | | | |
| | | Recording Charge | | \$ 20.00 | | \$ 0.00 | | | | | | | |
| | | Surcharge | | \$ 40.00 | | \$ 0.00 | | Tax Bill: | | | | | |
| | | State Recordation Tax | | \$ 0.00 | | \$ 0.00 | | | | | | | |
| | | State Transfer Tax | | \$ 0.00 | | \$ 0.00 | | C.B. Credit: | | | | | |
| | | County Transfer Tax | | \$ 0.00 | | \$ 0.00 | | | | | | | |
| | | Other | | \$ | | \$ | | Ag. Tax/Other: | | | | | |
| | | Other | | \$ | | \$ | | | | | | | |
| 6 | Description of Property | District | Property Tax ID No.(1) | Grantor Liber/Folio | | Map | | Parcel No. | Var. LOG | | | | |
| | | | 06 000 07679432 | | | | | | | | | | |
| | | | 06 000 07679433 | | | | | | | | | | |
| | | | 06 000 02569430 | | | | | | | | | | |
| | | Subdivision Name | | Lot (3a) | Block(3b) | Sect/AR(3c) | Plat Ref. | SqFt/Acreage(4) | | | | | |
| | | | | | | | | | | | | | |
| | | Location/Address of Property Being Conveyed (2) | | | | | | | | | | | |
| | | 67, 69 & 71 Prince George Street, Annapolis, Maryland 21401 | | | | | | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | Water Meter Account No. | | | | | | | |
| | | | | | | | | | | | | | |
| Residential [X] or Non-Residential [] | | | Fee Simple [X] or Ground Rent [] | | | Amount: \$N/A | | | | | | | |
| Partial Conveyance? [] Yes [X] No | | | Description/Amt. of SqFt/Acreage Transferred: | | | N/A | | | | | | | |
| If Partial Conveyance, List Improvements Conveyed: N/A | | | | | | | | | | | | | |
| 7 | Transferred From | Doc. 1 – Grantor(s) Name(s) | | | | Doc. 2 – Grantor(s) Name(s) | | | | | | | |
| | | City of Annapolis | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | Doc. 1 - Owner(s) of Record, if Different from Grantor(s) | | | | Doc. 2 – Owner(s) of Record, if Different from Grantor(s) | | | | | | | |
| 8 | Transferred To | Doc. 1 – Grantee(s) Name(s) | | | | Doc. 2 – Grantee(s) Name(s) | | | | | | | |
| | | Maryland Historical Trust | | | | | | | | | | | |
| | | New Owner's (Grantee) Mailing Address | | | | | | | | | | | |
| 100 Community Place, Third Floor, Crownsville, Maryland 21032 | | | | | | | | | | | | | |
| 9 | Other Names to Be Indexed | Doc. 1 – Additional Names to be Indexed (Optional) | | | | Doc. 2 - Additional Names to be Indexed (Optional) | | | | | | | |
| | | | | | | | | | | | | | |
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | | | | | <input checked="" type="checkbox"/> Return to Contact Person | | | | | |
| | | Name: Jerome I. Feldman, Esquire | | | | | | <input type="checkbox"/> Hold for Pickup | | | | | |
| | | Firm: Mid-Maryland Title Company, Inc. | | | | | | <input type="checkbox"/> Return Address Provided | | | | | |
| | | Address: 200 Westgate Circle, Suite 102, Annapolis, MD 21401 | | | | | | | | | | | |
| | | Phone: Telephone: 410-573-0017 Fax: 410-573-4997 | | | | | | | | | | | |
| 11 | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | Assessment Information | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Will the property being conveyed be the grantee's principal residence? | | | | | | | |
| | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Does transfer include personal property? If yes, identify: _____ | | | | | | | |
| | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) | | | | | | | |
| | | Assessment Use Only - Do Not Write Below This Line | | | | | | | | | | | |
| | | <input type="checkbox"/> Terminal Verification | | | <input type="checkbox"/> Agricultural Verification | | | <input type="checkbox"/> Whole | | | <input type="checkbox"/> Part | | |
| | | <input type="checkbox"/> Tran. Process Verification | | | | | | | | | | | |
| Transfer Number: | | Date Received: | | Deed Reference: | | Assigned Property No.: | | | | | | | |
| Year | | | | Geo. | Map | Sub | Block | | | | | | |
| Land | | | | Zoning | Grid | Plat | Lot | | | | | | |
| Buildings | | | | Use | Parcel | Section | Occ. Cd. | | | | | | |
| Total | | | | Town Cd. | Ex. St. | Ex. Cd. | | | | | | | |
| REMARKS: | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 38857 P 0038, MSA CE59_39299. Date available 06/28/2022. Printed 05/06/2024.

HISTORIC STRUCTURE REPORT

69 Prince George Street, Annapolis, Maryland

National Sailing Hall of Fame, Inc.



Michael Justin Dowling, Architect

Jane Wilson McWilliams, Historical Research

October 31, 2017

HISTORIC STRUCTURE REPORT

69 Prince George Street, Annapolis, Maryland
National Sailing Hall of Fame, Inc.



Michael Justin Dowling, Architect

Jane Wilson McWilliams, Historical Research

October 31, 2017

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INTRODUCTION

Acknowledgements

The firm of Michael Justin Dowling ARCHITECT, with his team of consultants, including Jane Wilson McWilliams, was hired by the National Sailing Hall of Fame, Inc. (NSHOF) to prepare a Historic Structure Report for the property at 69 Prince George Street, sometimes referred to as the Captain William H. Burtis House.

Process and Methodology

Research on the property at 69 Prince George Street began with a thorough and detailed title search from the present owners, as shown in online files of the State Department of Assessments and Taxation, back to the earliest owner on record. In this case, information on the property ran from the most recent conveyance in 1971 to a Maryland law relating to settlement and government of the Port of Annapolis in 1695. Establishing the chain of title for both fee simple ownership and 99-year-lease holders required investigation not only of county, provincial, and state land records, but also of city council proceedings, state and county court records, and relevant material in the Special Collections of the Maryland State Archives.

Once the owners and long-term occupants of the property were identified, research focused on those individuals or businesses to determine the use of the property over time and to explain certain anomalies in structures or shoreline. Concurrent with biographical and topical research was the examination of maps showing the property. Because of its proximity to the harbor, many harbor maps show or purport to show this section of the Spa Creek shoreline. Structures on the land appear in less than obvious detail on maps and atlases of the 19th century, and it was not until the Sanborn Fire Insurance Maps, issued for Annapolis periodically from 1885 to 1951, that buildings, and in this case the shoreline as well, could receive consistent review over time.

Maps, photographs, newspaper accounts, city directories, assessment records, probate records, federal censuses, and other original sources were amplified by reputable secondary sources to present the story of the land and the structures on it over more than 300 years of recorded history. Individuals with particular association with the present building received additional attention for their effect on the history and importance of the site.

Analysis and inventory of the building's architectural fabric is based on site and field work and includes field measurements and sketching, photography, and non-invasive investigation of the building fabric (later, non-historic finishes were removed for access and viewing). No existing architectural documents were available.

Field notes and dimensions were compiled and drawn to scale for the plans and elevations and were verified and checked with additional site visits.

Additionally the National Sailing Hall of Fame Feasibility Study and its Appendix, prepared by RCG Architects in December 2007, were reviewed, and relevant information, gathered during that analysis, has been incorporated into this report.

Proposed Development Program

The National Sailing Hall of Fame is working under an agreement with State of Maryland that allows the organization to develop and operate a public museum facility on the site.

Historic Structure Report

69 Prince George Street, Annapolis, Maryland
National Sailing Hall of Fame

October 31, 2017

The project will be limited to the three parcels at the foot of Prince George Street, Tax Map 52A, Parcels 1203, 1204, and 1202, comprising 7,281 square feet, 0.1671 Acre ± of land in total.

The building will be open to the general public and will be required to address all City, State, and National codes, regulations, and ordinances applicable to the building's public assembly use and construction and to the site's location and characteristics.

The potential reuse and repurposing of the existing building for use as part of a new National Sailing Hall of Fame will categorize it as a public educational/museum facility, a public assembly commercial use. This use includes specific criteria for structural loading, access, fire protection, safety egress, and accessibility. These aspects of reuse are problematic at best for a historic structure, as well as for new building on this site.

As set out in their mission, the National Sailing Hall of Fame, proposed for the City Dock in Annapolis, will provide a place to preserve America's sailing legacy, celebrate sailing's unsung heroes, and use sailing to teach the values of character to an ever-widening and youthful audience. The waterfront location creates opportunities to educate the public on stewardship of the Bay and protectors of the environment.

The NSHOF's program will be designed to attract national and international attention by developing waterfront activities, state-of-the-art interactive exhibitions, educational programs, and the encouragement of environmental awareness. The project will utilize the piers and dock basin to accommodate historic vessels and stage in-the-water educational activities. The Hall of Fame is a natural extension of almost four centuries of maritime history, taking Annapolis City Dock from a colonial seaport and transportation hub to international sailing center.

The proposed National Sailing Hall of Fame and Museum building will include a Sailing in the American Experience Gallery, a Hall of Fame Gallery, the Tom Morris Library, a Presentation Hall, Classroom Spaces, and Offices, a Reception Area, Store, and other required support spaces.

HISTORY

Summary:

The house at 69 Prince George Street is the last reminder along the City Dock of a time when the Chesapeake Bay's principal industries were transportation and seafood, and the Annapolis economy depended on both. Those nineteenth and early twentieth century occupations are gone from the city of today, but the physical presence of this building brings to mind the many Annapolitans whose lives and livelihood focused on the water. Home to three generations of the Burtis family, this property, at the very end of Prince George Street on Spa Creek, lay next to the busy steamboat wharf and adjacent to oyster-packing houses and a marine railway. From this advantageous location, the local family's progenitor, Captain William Henry Burtis, rented small row boats, skippered cruises and outings on his larger sailboats, hosted visiting yachtsmen, and provided fishing tackle and bait for visitors who wished to take home some of that abundant Bay seafood.

Site History:

For almost 170 years, title to this land, part of the area designated in 1695 as a place "for the building of Ships and other Vessels," was held first by Maryland's Proprietor and, after the Revolution, by the city. Lying on the north side of City Dock, south of Prince George Street, between what is now Market Space and Spa Creek, the Ship Carpenters Lot offered local shipwrights a place to construct and launch vessels of all sizes. At the narrow, easternmost end of the Ship Carpenters Lot sat the town's colonial fort, a battery of cannon fired to celebrate the births of notable babies (the Prince of Wales in 1750), the arrival of dignitaries (Charles Calvert, 5th Lord Baltimore, in 1732), and other important occasions (the close of the General Assembly in 1747).¹

When revolution against British rule was imminent and city fathers realized there might be need for real defense of the capital, they replaced the town's battery with properly built forts: one at Windmill Point where Spa Creek met the Severn River, one across the river, and a third on Horn Point. War did come, of course, and at its end, the Revolutionary forts remained and were later improved; there was no further need for a battery of guns at the end of the Ship Carpenters Lot. So, in 1785, the Mayor, Recorder, Aldermen, and Common Council leased the eastern end of the lot, from Craig Street out, to merchant Absalom Ridgely for 99 years, at £8.6.8 current money a year.²

Ridgely sold the eastern end of his leased lot to Jeremiah Hughes in 1816, and the City Council extended the lease to Hughes for 99 years at \$15 per year. Hughes built a steam mill, but by 1844 he was in financial difficulties and his property was seized and sold for benefit of his creditors. The purchasers, James Iglehart and David Caldwell, received their own lease from the City Council at the same rate. They improved the lot further with a lumberyard and, in 1864, sold their leased lot, with a wharf at the end of Prince George Street, to Daniel M.

¹ "An Additional Act to the Act for Portes," *Archives of Maryland Online*, Vol. 19, 211 (hereinafter *AOMOL*); Jane Wilson McWilliams, *Annapolis, City on the Severn*, pp. 20, 32, 122–125; Edward C. Papenfuse and Jane W. McWilliams, Parcel 39 map, "Appendix F: Lot Histories and Maps," Final Report, *Southern Urban Society after the Revolution: Annapolis Maryland, 1782–1784*, National Endowment for the Humanities Grant H 69-0-178 [MSA SC 829-B1] (hereinafter "Lot Histories"); Shirley V. Baltz, *The Quays of the City*, pp. 7–10.

² McWilliams, *Annapolis, City on the Severn*, pp. 98, 103; ANNAPOLIS MAYORS COURT (Land Records), 1784–?, Liber C, which is not extant, copied in 1803 for CHANCERY COURT (Chancery Papers) #3663 [MSA S512-3779-1; 1/36/3/71 and MSA S512-3779-2; 1/38/1/16 (oversized)]. For a transcript of the lease, see "Lot Histories," Parcel 39, Section IV.

Sprogle for \$1855.00. Sprogle petitioned the City Council for fee simple title to his new lot, including the street end. After assurance from the Recorder that the lease to Iglehart and Caldwell did include the street end and wharf, and with approval from the Council, Mayor Solomon Phillips conveyed fee simple title to Sprogle for the lot and the water end of Prince George Street for \$300.00 in May 1864.³

Daniel M. Sprogle styled himself a bricklayer in 1850 and a master mason ten years later. Perhaps his contracts to supply bricks and lime for construction at the Naval Academy influenced this change in his description. Acquitted in the early 1850s of overcharging, Sprogle later was praised by Academy Superintendent Cornelius Stribling as “faithful, honest and zealous . . . in his duties as a master workman.” It seems likely that Sprogle had taken control of the Iglehart and Caldwell mill on Prince George Street by 1860. It also seems likely that he benefited financially from the Union Army’s presence in Annapolis during the Civil War. By 1866, Sprogle’s property in town was valued at \$47,390 and included the steam mill, with machinery and building, a marine railway, warehouse, icehouse, and wharves as well as 10 houses, all on his Prince George Street land. Sprogle was a charter member of the Mutual Building Association in 1868 and promoted the company’s new development on Horn Point (later known as Eastport) with a free excursion from Sprogle’s Wharf. A busy man, not only was he handling street repairs in 1868, he was also supervising the brick work at the midshipmen’s New Quarters at the Naval Academy.⁴

By 1869, however, Sprogle owed more than \$60,000 to a large number of creditors who filed suit against him in Anne Arundel County Court. Following the decree in favor of the complainants, trustees sold his property at public sale on 9 January 1872. Sprogle’s estate was described and sold on the basis of a survey and plat made by surveyor John Duvall in August and October 1871. Number 6 on the list of sale parcels was the “Wharf Lot at the foot of Prince George’s Street, with a front on deep water of 67 feet, and fronting 50 feet on said street, improved by a substantial Wharf and a new Warehouse.” The wharf lot, number 17 on the Duvall plat, lay at the creek end of lots numbered 7 to 16, each improved by a new two-story frame dwelling.

Principal purchaser at the sale was creditor James H. Rowland, a lumber dealer in Cecil County. Rowland made payments to the trustees, but the death of one of the trustees and various financial details and disagreements in this very complicated case delayed transfer of the property to him. In a petition to the court, complaining that he had already resold all of his purchase except the wharf lot and wanted to convey title to the people who had bought from him, Rowland stated that he had paid \$1000 for the wharf lot and had improved it to a value of \$1500. On 19 Dec. 1877, the court ordered Frank H. Stockett, the remaining trustee, to make a deed to Rowland for all of his purchases except the wharf lot. Thus, while G.M. Hopkins was drawing his map of Annapolis for the Atlas published in 1878, Rowland had not yet received title to the last lot on Prince George Street, but had made significant improvements to it, including presumably the long pier into the creek that Hopkins named Rowland’s Wharf. It

³ Anne Arundel County Land Records, Libers WSG 4, folio 152, WSG 27, folio 582, JHN 4, folio 387, NHG 12, folios 176 and 283; ANNAPOLIS MAYOR AND ALDERMEN (Proceedings) 25 April and 9 May 1864 [MSA M49-10; 1/22/1/62].

⁴ Federal Census, 1850, Anne Arundel County, Annapolis, p. 285 (Ancestry.com); Federal Census, 1860, Anne Arundel County, Annapolis, p. 14 (Ancestry.com); McWilliams, *Annapolis, City on the Severn*, p. 154; ANNAPOLIS MAYOR AND ALDERMEN (Assessment Record) 1860 [MSA M72-3; 1/22/3/3] and 1866 [MSA M72-6; 1/22/3/8]; ANNE ARUNDEL COUNTY CIRCUIT COURT (Charter Record) 1868-1882, Liber SH 1, folio 5 [MSA [T 2787-1; 3/61/12/67]; *Annapolis Gazette*, 30 Sept 1868; *Baltimore Sun*, 7 March, 21 July, 16 Nov. 1868.

seems unlikely that Rowland would further improve the lot before he finally got title in February 1879. Nor does it seem likely that the next purchaser, the Tunises of Easton, would have done anything to the lot in the month between their purchase and the sale to James H. Vansant of Annapolis in March of 1879.⁵

In the same month that he bought the wharf lot from the Tunises, Vansant purchased at auction the initial acreage of what would become his lavish Victorian resort on Tolly Point, which he named Bay Ridge. The Prince George Street wharf and a warehouse with adequate storage area would facilitate transport of goods and people to the mouth of the Severn. The resort opened for the summer 1880 season, with steamboat service from Baltimore, and the following March, Vansant sold the wharf lot for \$200 more than he paid for it. As with each of the prior deeds for the wharf lot, this one and the next deed to William H. Burtis a year later use exactly the same description of the irregular rectangle, continuing to reflect the metes and bounds from John Duvall's 1871 plat.⁶ According to all of them, the lot measured 50 feet up Prince George St. from Lot 16, had 67 feet on the wharf, turned away from the wharf with 20 feet to the line of Lot 16, then measured 59 feet, 6 inches with the line of Lot 16 to the street. Twenty feet from the wharf to the line of Lot 16 would make this lot an irregular rectangle very much like the lot at the end of the street with "Rowland's Wharf" as shown on the 1878 Hopkins map. However, it is not at all like the lot on the 1885 and 1891 Sanborn maps, which show a lot that is essentially square, with only a slightly angled shoreline.⁷ It seems likely that entrepreneur Vansant added fill and bulkheading to enlarge the lot and increase its use and value.

In 1881, John Heffner paid \$1000 for Vansant's lot, and a year later he sold it to William Henry Burtis for \$750. Burtis had already bought Lot 14 with a house from James Rowland, which he sold to Heffner on the same date for \$650, thus paying only an additional \$100 for Lot 17 and apparently getting a bargain. His bargain improved when he, in turn, sold a small portion of the wharf lot to Howard B. Ensign, president of the Maryland Steamboat Company, for \$600. Ensign was buying up wharfage for his company's steamboat landing, which lay north of Prince George Street. Burtis's deed for the 10- by 20-foot triangle at the northeast corner of his lot allowed Ensign to extend the steamboat wharf across Prince George Street. This deed notes that Burtis's lot extended into the water to the Port Warden's Line, a line determined by the city within which a property owner could make shoreline improvements.⁸ A 1952 survey described the Ensign lot as measuring 33.99 feet on Prince George Street, an extension of almost 24 feet into the creek from the original wharf lot line. But by that time, the rest of the wharf lot was also much enlarged, extending some 60 feet from the line of Lot 16 to the water along its southern boundary.⁹

⁵ ANNE ARUNDEL COUNTY CIRCUIT COURT (Equity Papers) 1871, #200, especially folder 3 (trustee reports), folder 4 (auditor reports) folder 6 (handbill dated 25 Oct. 1871, petition of Rowland re improvements and judge's order to convey some lots), [MSA C70-87; 0/31/11/23]; advertisement for sale in *Annapolis Gazette*, 2 Jan 1872 [MSA SCM 8838-1]; Anne Arundel County Land Records, Liber SH 14, folios 28, 30, and 31; G. M. Hopkins, *Atlas of Anne Arundel County, Maryland*, 1878 (Library of Congress). The Duvall plat has not been found.

⁶ Jane Wilson McWilliams and Carol Cushard Patterson, *Bay Ridge on the Chesapeake*, pp. 34, 39–40; Anne Arundel County Land Records, Liber SH 17, folio 451, Liber 19, folio 267

⁷ Sanborn Insurance Maps, Annapolis, 1885, sheet 9, 1891, sheet 9.

⁸ Anne Arundel County Land Records, SH 14, folios 30 and 31, SH 17, folio 451, SH 19, 267 and 268, SH 20, folio 447; Robert H. Burgess and H. Graham Wood, *Steamboats Out of Baltimore* (1968), pp. 41, 44, 189; David C. Holly, *Steamboat on the Chesapeake, Emma Giles and the Tolchester Line* (1987), p. 150, 151; Henry P. Farnham, *The law of waters and water rights : international, national, state, municipal, and individual including irrigation, drainage, and municipal water supply* (1904), p. 512.

⁹ Anne Arundel County Land Records, Liber JHH 675, folio 187.

Building History

William Henry Burtis, described at the end of his life as “one of the best-known watermen of Maryland and a highly respected citizen of Annapolis,” was born in New York. He came to Annapolis as a young man and married a local girl, Emily Hollidayoake, in 1860. Emily’s waterman father had served as city watchman in 1857, and it is probably through his influence that William Henry joined him on the force of constables and watchmen in 1862, 1863, 1864, and 1865. Burtis continued his law enforcement career for several years as the captain of the local police boat in the State Oyster Navy.¹⁰

In 1882, Burtis bought the wharf lot at the end of Prince George Street from John Heffner. As with all previous conveyances of the lot from Sprogle’s sale on, the deed states that the lot was improved with a wharf and warehouse. But the Sanborn maps for 1885 and 1891 show a two-story double frame house on the lot. Was this structure on the lot before 1882 and just not noted in the deed, just as the change in lot configuration wasn’t noted, or did Burtis build the house between his purchase and 1885? John Heffner was a carpenter living with William H. Burtis and his family in 1880. It would not be unreasonable to suggest that Heffner and Burtis were involved together in the purchase of the wharf lot and the building of a double house on the enlarged property. Clearly there was collusion between them in 1882 when the two men exchanged lots, with Burtis paying only \$100 more the wharf lot. Heffner and Burtis also had been involved in other lots in the same block.¹¹ If we assume that Burtis and Heffner built the double frame house shown on the 1885 and 1891 Sanborn maps, what happened to it? Further research may determine if some disaster—fire, perhaps, or a storm—made it necessary for Burtis to build a different house on his property. Or maybe he reconfigured it into a single family dwelling as his family grew.

No matter its origin, by 1897, the house on Burtis’s wharf lot was one large, two-story frame dwelling. The boat house had been augmented by a shoreline “landing shed,” and jutting from the property was a long pier labeled “Boat Landing.” In the city property assessment that year, William Burtis was charged with a 40x60 foot lot on Prince George Street valued at \$800, a two-story frame house, shed, and wharf valued at \$500, 1 sloop at \$100, and 14 boats at \$250. His personal property included a piano. The buildings on the property retained roughly the same configuration: house facing Prince George Street, boat houses, sheds, and other outbuildings behind it and to the water, through 1930.¹²

Burtis’s enhanced property at the end of Prince George Street allowed him to increase his fleet of rental boats and his services to both local watermen and visiting yachtsmen. In this era before commercial marinas, traveling yachtsmen often had difficulty finding safe, pleasant

¹⁰ Baltimore *Sun* 31 Dec. 1910, 3 Jan 1911; Robert Harry McIntire, *Annapolis, Maryland, Families* 1:105, 333; Jean Russo, “Annapolis City Officers, 1720–1989” (2002); *Evening Capital* 3 Jan 1911.

¹¹ Anne Arundel County Land Records, Liber SH 19, folio 267; Sanborn Insurance Maps, 1885, sheet 9, 1891, sheet 9, Federal Census, 1880, Anne Arundel County, Annapolis, 1st precinct, p. 208 (Ancestry.com); Anne Arundel County Land Records, Liber SH 13, folios 57, 380, SH 47, folio 452. The only other possibility for this discrepancy is that the two Sanborn maps are incorrect, which seems highly unlikely, given the general accuracy of Annapolis Sanborn maps and the fact that the houses show up on two maps, not just one. John Heffner died on 4 July 1893 of apoplexy, thought to have been caused by his celebration of the holiday. (*Evening Capital*, 5 July 1893).

¹² Sanborn maps 1897, sheet 11, 1903, sheet 11, 1908, sheet 13, 1913, sheet 8, 1921, sheet 9, 1930, sheet 9; ANNAPOLIS MAYOR AND ALDERMEN (Assessment Record) 1897-1910, A-G, [M72-9; 1/22/3/11].

moorings with access to shops and repairs. Burtis's wharf was a convenient choice for skippers who needed to fill water tanks or go into town for provisions. Members of the Philadelphia Yacht Club participating in the Baltimore Yacht Club's 1895 summer cruise, for example, anchored off Captain Burtis's wharf while they waited for other clubs to join them.¹³

An intrepid waterman himself, when Captain Burtis saw a shark in the river, he immediately set off after it in one of his rowboats, armed with a harpoon and line. Closing in on the nine-and-a-half-foot creature, he "plunged the spear in the shark" and soon "realized I was being towed by the shark." Certain that the creature was mortally wounded, Burtis said later, "I did not in the least fear danger from the shark," although it towed him nearly two miles toward Greenbury Point. The dead shark was so heavy that it took five boats to tow it to the wharf. Burtis took the shark to Bay Ridge, where vacationers paid five cents to see it. The resort was also a popular destination for Captain Burtis's outings, which frequently made the society pages of the *Evening Capital*. A somewhat rotund man, often wearing suspenders and a straw hat, Burtis is featured in a number of photographs made by passengers aboard his sailboat in the 1890s. It appears that someone else in the family also had an eye for the exotic. Pasted on the walls of the stairway to the second floor of the house were colorful posters advertising a Hungarian Gypsy band, perhaps from the late 1880s.¹⁴

Living with Captain Burtis and Emily in the house at 69 Prince George in 1900 were three of their four surviving children: Daniel W., age 28, Roseann, 25, and Solomon, 23. Daniel's wife Sarah and their three-year-old daughter Rose also lived with them. Daniel styled himself a waterman and Solomon worked as a plumber. Their father was in the "Pleasure boat business." The third Burtis son, Edward, 38, a merchant and later market manager, lived on Market Space with his family. Emily's brother John Hollidayoake and his family lived next door to the Burtises on Prince George Street. Emily Burtis died in 1903.¹⁵

Captain William Henry Burtis died at the age of 78, "after a protracted illness of several diseases," on 31 December 1910 at his home. He was eulogized in both the *Evening Capital* and the *Baltimore Sun* as a man whose wide acquaintance "extended among yachtsmen all along the Atlantic Coast, who made 'Burtis's' place their headquarters on occasions of their visits to Annapolis during the summer" (*Sun*) and a raconteur "who delighted in conversing with his friends and telling tales of the old days" (*Evening Capital*). His funeral at St. Anne's Church was well attended by his many friends who "paid their last tribute of respect to a well-known resident," wrote the *Evening Capital*, which noted that "by his death Annapolis loses a good citizen and the watermen an old and faithful friend." Leading the list of pallbearers was Mayor James F. Strange.¹⁶

Burtis's personal estate, inventoried just weeks after his death, testifies to extent of his boat business. He owned a total of 14 watercraft: small boats, sail boats, cat boats (noted

¹³ *Baltimore Sun*, 3 July 1895, 31 Dec. 1910, 3 Jan 1911; *Evening Capital* 3 Jan 1911; Robert Barrie and George Barrie, Jr., *Cruises, Mainly in the Bay of the Chesapeake* (1909), pp.176, 237, for instance; McWilliams, *Annapolis, City on the Severn*, pp. 207, 263–264; *Johnson's Directory of Annapolis, Md. for 1896–97* (1896) MSA SC 3520.

¹⁴ *Baltimore Sun*, 19 Aug. 1895, 11 May 2008; *Evening Capital* 19 August 1895; McWilliams and Patterson, *Bay Ridge on the Chesapeake*, pp. 46, 47, and dust jacket.

¹⁵ Federal Census, 1900, Anne Arundel County, Annapolis, Ward 2, sheet 17, Ward 1, sheet 4 (Ancestry.com); McIntire, *Annapolis, Maryland, Families*, 1: 105, 333; Annapolis City Directory, 1910 (*AOMOL* 542, p. 20). According to the 1900 census, Emily Burtis had birthed nine children.

¹⁶ *Baltimore Sun* 3 Jan. 1911; *Evening Capital* 3 Jan. 1911.

separately), a dead rise. He also owned fishing rods, carpenters tools, and a garden hose worth \$5.00 -- the value of a small rowboat. The room-by-room inventory in the house counted furniture in the parlor, dining room, library, kitchen, and five bedrooms. Captain Burtis died with almost \$700 in the bank, and his estate received money from boat rentals, the sale of water, and \$100 from the local Order of Redmen. His debts were few, and his children each received just over \$173 in a cash distribution, in addition to the household furniture, tools, and boats. Solomon Burtis administered his father's estate. Captain Burtis's real property was outlined in the city assessment book for 1911 as one 30-foot lot with a dwelling on Prince George Street and a lot 28 feet on the "Port Warden Line."¹⁷

In 1912, the eldest Burtis child, Edward, cashed out his part of his father's real estate by conveying his rights to siblings Solomon and Rose Anna Burtis for \$800. Seven years later, Rose Anna, Solomon, and Daniel Burtis filed to have their father's land sold and the proceeds divided amongst them. The case, *Rose A. Burtis v. Solomon Burtis and wife Elsie and Daniel Burtis and wife Sarah F.*, resulted in the sale of Captain Burtis's land at auction on 30 December 1919. Solomon made the highest bid of \$6,000 for what was described in advertisements for the sale as a lot "on the southwest side of Prince George street, and at the foot thereof, fronting thereon forty feet and having a depth therefrom of fifty-nine feet six inches, and having a frontage as to part of the said lot on the waters of the harbor of the city of Annapolis," being the same property to William Henry Burtis on 15 March 1882, except for that portion sold to Howard B. Ensign. After paying expenses, the balance of \$5508.87 was divided among the three siblings, with Rose and Solomon each entitled to three-eighths because they divided Edward's share and Daniel receiving one quarter, or \$1377.22. Solomon Burtis received title to the property in February 1920.¹⁸

Although Solomon Burtis continued to describe himself as a plumber in 1920, by 1924 he listed his business in the City Directory as "boats," and maintained that listing in the 1928/29 directory. Over the two decades after his purchase of his father's land, it seems that Solomon fenced in the small parcel of wharfage once sold to Ensign and no one complained. Shortly after Ensign's death in 1891, The Maryland Steamboat Company had sold its Annapolis property to the Tolchester Line, which ran the popular steamboat *Emma Giles* into Annapolis at least three days a week through 1932. Whether the Tolchester Company had no use for that bit of wharf or whether they even noticed his fencing, in 1942, Solomon and his wife Elsie believed it was time to formalize their claim of adverse possession. They were almost certainly influenced by the recent acquisition of most of their neighborhood by the federal government for use of the Naval Academy. For perhaps a century, the blocks between Randall Street and the creek, from Prince George Street north, had been a mix of housing, small retail businesses, commercial ventures, and wharves for steamboats and, later, car ferries. Known as Hell Point, its name reached back to the very earliest settlement of that land in the 1680s by Richard Hill. Hell Point folk were diverse racially and economically, with a reputation for pride and toughness and sticking together. Over the years, the Academy had absorbed parts of the area, but in 1941, the government moved to take in the rest, including buildings on the north side of Prince George Street. In the end, a few homes on Prince George and Randall Streets were

¹⁷ ANNE ARUNDEL COUNTY REGISTER OF WILLS (Estate Papers) 1913 [T72-16; 1/5/6/1] Estate #1274; ANNAPOLIS MAYOR AND ALDERMEN (Assessment Record) 1911-1918, A-L, p. 48 [M72-12; 1/22/3/14].

¹⁸ Anne Arundel County Land Records, Liber GW 89, folio 494; ANNE ARUNDEL COUNTY CIRCUIT COURT (Equity Papers) #4411 [T71-62; 0/28/3/38]; Anne Arundel County Land Records, Liber WNW 12, folio 441.

saved, but by 1942, the rest had been demolished. The steamboat wharf was gone and the ferries to Matapeake moved to Sandy Point by the end of 1943.¹⁹

Solomon and Elsie Clemm Burtis may have had another clue that it would be a good idea to assert their claim to that little bit of waterfront wharfage at the foot of Prince George Street. There was discussion in the City Council at that time over how much of Prince George Street itself had been taken in the Academy condemnation. The city wanted to be sure it could use the end of the street for storm water drainage and a place to dump snow in the winter, when the harbor was crowded with oyster boats and inaccessible. Plus, fire engines needed access to creek water in case of fire in nearby buildings. The Council decided to condemn the foot of Prince George Street, including that portion claimed under adverse possession by Solomon Burtis, which the council noted did not include his house. At a jury trial in September 1943, the city obtained a strip of waterfront property “at the foot of the right hand side” of the street for \$3500. Solomon’s share of that was \$1000.²⁰

William H. and Emily’s son Daniel Burtis died at his home, 69 Prince George St, in April 1947, leaving his widow, two daughters, and a son. His brother Solomon Burtis, “retired plumber and boatman” died at the Burtis home in March 1951. Solomon’s will devised his lot and improvements to his widow Elsie Clemm Burtis for life and then to his nephew William Henry Burtis, Daniel’s only son. Solomon’s personal property included only five 16-foot rowboats valued at \$100. Just three months after Solomon’s death, his heirs, Elsie Clemm and William H. Burtis, leased Burtis’s Wharf, part of a two-story frame storage building, boat house, boat shed, and the front shoreline to the State of Maryland for the use of the Department of Tidewater Fisheries, with right of access over the rest of the property, for twenty-five years, renewable, for \$150 per month. The following year, Elsie Clemm Burtis gave her rights to Solomon’s land to William H. and his wife Lillie T. Burtis.²¹

In 1952, the Mayor and Aldermen of the City returned the strip of land condemned in 1943 to William Henry Burtis and his wife Lillie T., citing its discontinued use. The Burtises paid \$1968 for the property: the original \$1000, plus the cost of a bit more than 24 feet of bulkhead installed by the city. The land amounted to about 680 sq. feet. William Henry Burtis died in November 1962, and four years later, his widow confirmed her life interest to the land with the remaining interest to her three surviving sons and the children of her fourth son, then deceased. Finally in August 1971, Lillie T. Burtis conveyed the fee simple title for the Burtis land to the State for use of the Department of Chesapeake Bay Affairs. Her deed references both number 67 Prince George St., which was the land condemned by the city and then returned, and 69 Prince George St, the rest of the original lot sold to William Henry Burtis in 1882 much

¹⁹ Federal Census, 1920, Anne Arundel County, Annapolis, Ward 1, sheet 21; 1924 Annapolis City Directory, AOMOL 538; Polk’s *Annapolis City Directory* 1928/29; Anne Arundel County Land Records, Liber JHH 271, folio 383, 385; Burgess and Wood, *Steamboats Out of Baltimore*, pp. 44, 189, 191; McWilliams, *Annapolis, City on the Severn*, pp. 14–17, 294; Charles M. Potter and Charles M. Carlson, “Appraisal Report, Extension U. S. Naval Academy,” June 25 1941 [MSA SC 2375]; Ann Jensen, “Remembering Hell Point,” *Annapolitan*, Nov. 1989, p. 38; *Baltimore Sun* 15 Aug 1943.

²⁰ ANNAPOLIS MAYOR AND ALDERMEN (Proceedings) 1941-1947, pp. 135,148 [M49-26; 1/22/2/8]; *Evening Capital* 11 April and 1 Oct 1943.

²¹ *Evening Capital* 22 April 1947, 13 and 15 March 1951; ANNE ARUNDEL COUNTY REGISTER OF WILLS (Wills) 1950-1953, RGP 4, p. 136 [CR72264-1]; ANNE ARUNDEL COUNTY REGISTER OF WILLS (Inventories) 1949-1952, RGP 3, 530 [CR8781-2]; Anne Arundel County Land Records, Liber GTC 1199, folio 579 (see also 1957 modification on folio 584 and plat 587), Liber JHH 664, folio 222.

expanded over the years. The deed also references plats made in 1881 (this was actually filed in 1872) and a May 1971 survey and plat, neither of which have been found.²²

With this sale to the State of Maryland, Burtis ownership of the land at the southeastern end of Prince George Street came to an end. For ninety years, the family had lived and worked on the shore of Spa Creek, overlooking the harbor, their experience bound to their environment, their culture shaped by the junction of land and sea. Now, the property would become part of the State's permanent presence in Annapolis. By 1975, the Department of Natural Resources occupied the house and used the wharf for, among other things, docking the governor's yacht. In 2005, advocates for locating a National Sailing Hall of Fame in Annapolis secured support from Governor Robert L. Ehrlich, Jr., to use the Burtis house for their planned museum and headquarters.²³

Title Chain

1971, 16 Aug. -- Lillie T. Burtis, to State of Maryland, for the use of the Department of Chesapeake Bay Affairs, for \$5.00, 67 and 69 Prince George St (MSH 2032, 352) and pier in front of property. Plat by Hicks May 1971 [not found].

Anne Arundel County Land Records, Liber 2428, folio 571.

1966, 6 Dec. -- Noah A. Hillman, trustee, to Lillie T. Burtis, widow, life estate, with interest in remainder to sons William Edward Burtis, Ralph David Burtis, James Taylor Burtis, and grandchildren Daniel James Burtis and Tracy Lee Burtis (children of deceased son Daniel C. Burtis), for \$5.00: 1) lot with 40 feet on Prince George St. (WNW 12, 441 and JHH 664, 222. William Henry Burtis d. 26 Nov. 1962); 2) lot with 680.84 square feet contiguous to first lot, on Prince George St. (JHH 675, 184). Subject to 1951 lease from Elsie C. Burtis, widow, to State of Maryland (GTC 1199, 579) and 1957 supplemental lease from Elsie C. Burtis, widow, to State of Maryland (GTC 1199, 584). Same property as conveyed to Hillman this date.

Anne Arundel County Land Records, Liber MSH 2032, folio 352.

1966, 6 Dec. -- Lillie T. Burtis, widow, to Noah A. Hillman, for \$5.00, in trust to reconvey to Lillie with power to sell, lease, mortgage or otherwise convey and after her death the remainder unto her three sons, William Edward Burtis, Ralph David Burtis, and James Taylor Burtis, each with an undivided fourth, and to her grandchildren (the children of Daniel C. Burtis, deceased) Daniel James Burtis and Tracy Lee Burtis, each with an undivided one-eighth interest, the following property: 1) lot fronting 40 feet on Prince George St., being property to Solomon Burtis 18 Feb. 1920 (WNW 12, 441), being part of the conveyance from Elsie Clem Burtis to William Henry Burtis and wife Lillie T. Burtis, 25 Jan. 1952 (JHH 664, 222). Said William Henry Burtis died 26 November 1962. 2) lot with 680.84 square feet contiguous to above lot on Prince George St. (GTC (sic) 675, 184 [Error. Citation should be JHH 675, 184.]) Subject to 1951 lease from Elsie C. Burtis, widow, to State of Maryland (GTC 1199, 579) and 1957 supplemental lease from Elsie C. Burtis, widow, to State of Maryland (GTC 1199, 584).

Anne Arundel County Land Records, Liber MSH 2032, folio 348.

1957, 21 October -- Elsie C. Burtis, widow, and William H. Burtis, life tenant and remainderman, respectively, under will of Solomon Burtis, dec., to State of Maryland for the

²² Anne Arundel County Land Records, Liber JHH 675, folio 184, Liber MSH 2032, folios 348 and 352, Liber 2428, folio 571.

²³ *The Washington Post* 18 Sept. 1977, *Baltimore Sun*, 21 Sept 1990, 22 Dec. 2005, 7 May 2006; *The Capital* 10 May 1992.

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use of the Department of Tidewater Fisheries, modification of building use in 1951 lease (GTC 1199, 579).

Anne Arundel County Land Records, Liber GTC 1199, folio 584 (plat on folio 587).

1952, 8 April -- Mayor and Aldermen of Annapolis to William Henry Burtis and wife Lillie T. Burtis, for \$1968, 680.84 square feet condemned by city and paid for, but use now discontinued, returned for same amount (\$1000) plus cost of bulkhead: part lot 17 measuring 33.99 feet on Prince George St. to bulkhead, 24.20 feet with bulkhead.

Anne Arundel County Land Records, Liber JHH 675, folio 184 (plat on folio 187).

1952, 25 Jan. -- Elsie Clem Burtis, widow, to William Henry Burtis and wife Lillie T. Burtis, for love, 2 lots in Annapolis, including lot with 40 feet on Prince George conveyed to Solomon Burtis in 1920 (WNW 12, 441). Solomon Burtis d. 12 March 1951.

Anne Arundel County Land Records, Liber JHH 664, folio 222.

1951, 8 June -- Elsie C. Burtis, widow, and William H. Burtis, life tenant and remainderman, respectively, under will of Solomon Burtis, dec., to State of Maryland for the use of the Department of Tidewater Fisheries, lease of Burtis' Wharf at foot of Prince George St. and specified buildings, for 25 years as of 1 May 1951, renewable, for \$150.00 per month.

Anne Arundel County Land Records, Liber GTC 1199, folio 579.

1951, 10 April -- Will of Solomon Burtis, made 24 April 1946, admitted to probate. Solomon died 12 March 1951. Will devised lot and improvements known as 69 Prince George St. to wife Elsie Clem Burtis for life and then to nephew William Henry Burtis.

ANNE ARUNDEL COUNTY REGISTER OF WILLS (Wills) Liber RGP 4, folio 136 [MSA T2559-15; 1/1/10/60].

1943, 30 Sept. -- Decree in condemnation suit grants City of Annapolis, for \$1000, a strip of waterfront property at the end of Prince George St. claimed under "adverse possession" by Solomon Burtis. Strip bought from Burtis does not include his house. *Evening Capital* 1 Oct. 1943, p. 1; ANNAPOLIS MAYOR AND ALDERMEN (Proceedings) 1941-1947, p. 173 [MSA M49-26; 1/22/2/8].

1942, 27 Nov. -- Clare Green Duckett, trustee, to Solomon Burtis and wife Elsie C. Burtis, as tenants in the entireties, for \$5.00, lots on Prince George Street, including lot with 40 feet on street (WNW 12, 441) and adjoining lot, which was sold by William H. Burtis to Howard B. Ensign in 1882 (SH 20, 447) but is claimed by Solomon and fenced with his other property and occupied openly for more than 20 years.

Anne Arundel County Land Records, Liber JHH 271, folio 385.

1942, 27 Nov. -- Solomon Burtis and wife Elsie C. Burtis to Clare Green Duckett, trustee, for \$5.00, lots on Prince George Street, including lot with 40 feet on Prince George (WNW 12, 441) and adjoining lot, which was sold by William H. Burtis to Howard B. Ensign in 1882 (SH 20, 447) but is claimed by Solomon and fenced with his other property and occupied openly for more than 20 years. Duckett to immediately reconvey to grantors as tenants by the entireties.

Anne Arundel County Land Records, Liber JHH 271, folio 383.

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1920, 18 Feb. -- Nicholas H. Green, trustee, to Solomon Burtis, for \$6,000.00, as p/ decree of Equity Court 3 Dec. 1919 in Rose A. Burtis v. Solomon Burtis, et al., case #4411, 40 foot lot on Prince George St. purchased at public sale 30 Dec 1919 by Solomon for \$6,000. Same lot sold to William Henry Burtis in 1882 (SH 19, 267), except part sold to Ensign in 1882 (SH 20, 447).

Anne Arundel County Land Records, Liber WNW 12, folio 441.

1911, 10 Jan -- Solomon Burtis granted administration of estate of William H. Burtis, who died intestate 31 Dec. 1910. ANNE ARUNDEL COUNTY REGISTER OF WILLS (Estate Papers) Estate #1274 [MSA T72-16; 1/5/6/1].

1910, 31 Dec. -- Captain William H. Burtis died at his home on Prince George Street in Annapolis at age 78. *Evening Capital*, 3 Jan. 1911.

1882, 9 Nov. -- William H. Burtis and wife Emily Burtis to Howard B. Ensign of Baltimore City for \$600.00, lot on Prince George St., part of Lot 17 from Heffner (SH 19, 267) with 20 feet across joint line of Lots 16 and 17 and twenty feet parallel with street to water and Port Wardens Line.

Anne Arundel County Land Records, Liber SH 20, folio 447.

1882, 15 March -- John Heffner to William Henry Burtis, for \$750.00, 50 feet on Prince George St., which is Lot 17 on John Duvall plat, with wharf and warehouse (SH 17, 451). Except foot of street.

Anne Arundel County Land Records, Liber SH 19, folio 267.

1881, 8 March -- James H. Vansant and wife Mary E. Vansant to John Heffner, for \$1,000.00, 50 feet on Prince George St., with wharf and warehouse (SH 14, 31).

Anne Arundel County Land Records, Liber SH 17, folio 451.

1879, 10 March -- William W. Tunis and wife Sallie M. Tunis and Theophilus Tunis of Easton, Talbot Co., to James H. Vansant of Annapolis, for \$800.00, Lot 17 with 50 feet on Prince George St., with wharf and warehouse (SH 14, 30).

Anne Arundel County Land Records, Liber SH 14, folio 31.

1879, 17 Feb. -- James H. Rowland and wife Elizabeth, of Cecil Co., to William W. Tunis and Theophilus Tunis of Easton, Talbot Co., for \$800.00, Lot 17 with 50 feet on Prince George St., with wharf and warehouse (SH 14, 28).

Anne Arundel County Land Records, Liber SH 14, folio 30.

1879, 14 Feb -- Frank H. Stockett, trustee, to James Henry Rowland of Cecil Co., for \$1000.00 as p/ decree in Equity # 200, DuBois v. Sprogle and sale 9 Feb. 1872, Lot 17 or "Wharf lot" on John Duvall plat with 50 feet on Prince George St., with wharf and warehouse. [Duvall plat not found.]

Anne Arundel County Land Records, Liber SH 14, folio 28.

1864, 18 May -- Solomon Phillips, mayor of Annapolis, to Daniel M. Sprogle, for \$300, title in fee simple to lot on Prince George St. as per ordinance 9 May 1864. Same lot leased to James Iglehart and David Caldwell, who have sold their lease to Sprogle (NHG 12, 176).

Anne Arundel County Land Records, Liber NHG 12, folio 263.

1864, 5 April -- James Iglehart and David Caldwell of Annapolis for \$1855 to Daniel M. Spingle (sic), lot of ground and wharf on Prince George St. leased for 99 years from Annapolis Mayor, Recorder, and Aldermen 13 Dec. 1849 (JHN 4, 387).
Anne Arundel County Land Records, Liber NHG 12, folio 176.

1849, 13 Dec. -- Mayor, Recorder, and Aldermen of Annapolis to James Iglehart and David Caldwell, for \$100 and \$15 p/a, 99 year lease from 1 April, renewable, of lot on Prince George St. formerly leased to Jeremiah Hughes and purchased by Iglehart and Caldwell from estate of Hughes and Farmers Bank to whom Hughes had mortgaged property (WSG 27, 582).
Anne Arundel County Land Records, Liber JHN 4, folio 387.

1844, 19 Nov. -- Benjamin T. Pinale, sheriff of Anne Arundel Co., President, Director, and Company of Farmers Bank of Md., and Jeremiah Hughes of Baltimore City to James Iglehart and David S. Caldwell, for \$775, lease of lot in Annapolis called the Steam Mill property, sold by sheriff at public sale 19 Sept. 1844 to Iglehart and Caldwell. Same lot conveyed by Mayor, Recorder, and Aldermen and Common Council of Annapolis and Absalom Ridgely to Hughes, 5 Mar. 1816 (WSG 4, 152).
Anne Arundel County Land Records, Liber WSG 27, folio 582.

1816, 5 March -- Mayor, Recorder, Aldermen, and Common Council of Annapolis and Absalom Ridgely of Annapolis to Jeremiah Hughes of Annapolis, lease of a parcel of ground in Annapolis on Prince George St. running from a point 85 feet from Craig St. to the water from 15 April last for 99 years renewable forever, for \$15 current money p/a. Part of lot leased to Absalom Ridgely (ANNAPOLIS MAYORS COURT (Land Records) Liber C, 13 [not extant]). Ridgely transfers his right to lease and lot to Hughes for \$250.
Anne Arundel County Land Records, Liber WSG 4, folio 152.

1785, 29 Sept. -- Mayor, Recorder, Aldermen, and Common Councilmen to Absalom Ridgely, merchant, lease for 99 years, renewable, for £8.6.8 p/a current money, of all that parcel of ground in Annapolis on Prince George St. running to the water.
ANNAPOLIS MAYORS COURT (Land Records), 1784-?, Liber C. [Not extant. Copied in 1803 for CHANCERY COURT (Chancery Papers) #3663, [MSA S512-3779-1; 1/36/3/71 and MSA S512-3779-2; 1/38/1/16 (oversized)]. For a transcript of the lease, see Edward C. Papenfuse and Jane W. McWilliams, Parcel 39, Section IV, "Appendix F: Lot Histories and Maps," Final Report, Southern Urban Society after the Revolution: Annapolis Maryland, 1782–1784, National Endowment for the Humanities Grant H 69-0-178 [MSA SC 829-B1].

1718 -- James Stoddert's map of Annapolis shows the land designated as "Ship Carpenters yard and landing places for this side of the City" as running between Prince George Street and the waters of the dock from the end of the street back to what became Market Space (MSA 182-02-435). See Edward C. Papenfuse and Jane W. McWilliams, Parcel 39 map, "Appendix F: Lot Histories and Maps," Final Report, Southern Urban Society after the Revolution: Annapolis Maryland, 1782–1784, National Endowment for the Humanities Grant H 69-0-178 [MSA SC 829-B1] or Jane Wilson McWilliams, *Annapolis, City on the Severn*, pp. 20, 32.

1695, 8 May -- enacted by the General Assembly: "An Additional Act to the Act for Portes," directing that in the "Porte and Town of Ann Arundell there be one or more places laid out and reserved . . . for the building of Ships and other Vessells . . ." *Archives of Maryland Online*, Vol. 19, p. 211.

CONTEXT EVALUATION**Neighborhood**

The small (30'X32') two story building at 69 Price George Street, along with the property at 97 Prince George Street, are the remaining examples of the small frame vernacular houses that filled this block of Prince George Street from the nineteenth century to the annexation of property by the USNA. This block made up the southern border of a small scale, fine-grained, neighborhood of worker and waterman houses and tenements known locally as Hell Point.

In addition to the mostly two-story frame dwellings on the now gone Holland Street and Johnson Place, were many waterfront businesses and commercial structures; these included lumberyards, planing mills, oyster packing and shipping warehouses, steamboat wharfs, and boat houses.

This working neighborhood was radically changed when, in 1941, the USNA completed an annexation and condemnation process for additional expansion that would allow, in 1957, the construction of an athletic field house located directly across from this first block of Prince George Street.

This wholesale change altered the streetscape of lower Prince George Street, closing off and walling/fencing the north edge of the street to a little beyond Craig Street. The remnants of this part of Hell Point along the south side of the block remained, but its diminished integrity was further diminished through the demolition of several mid-block buildings in the 1950s and early 1960s, and the construction of new commercial buildings, including a restaurant, along with the overall redevelopment of the City Dock area for parking and related commercial activities.

Adding to this was the fact that the new commercial buildings were designed to present and orient to the redeveloped dock area and parking, turning their backs on their legal addresses on Prince George Street, leaving Prince George Street to delivery and trash service. The design of the rear elevations of these buildings is architecturally and materially undistinguished.

The integrity of the local context was further compromised when 71 Prince George Street (MHIP AA-1153), a small, two-story frame house with board and batten siding, a steep gable 'dormer' over the center, and an almost full-width porch, was relocated to an Urban Renewal Parcel in the first block of West Street in 1983. The building was originally to be moved intact, but its structural condition was too poor to move, and the building was dismantled and partially reconstructed; exterior materials were reinstalled over new construction. The 71 Prince George house was constructed prior to 1878 and appears on the Hopkins Map.

The existing nineteenth-century vernacular structures at 69 and 97 Prince George Street act as 'bookends' to the intervening 'shelf' of considerably noncontributing architecture. The 69 Prince George Street house provides a well-proportioned and detailed two-story mass ending the streetscape of Prince George Street at the harbor, but the architectural and contextual integrity of the building is diminished when viewed from the City Dock with its current tourism and recreational sailing and boating focus.

Building Site

The building is free standing on the lot, with a contemporary flat board fence enclosing a yard on the southeast corner of the property, running from the corner of the main building to the corner of the rear addition. There is a modern painted-metal square picket fence partially on a low concrete wall enclosing a graveled waterfront yard, and a painted spaced picket fence enclosing the yard between the building and the sidewalk of the municipal parking lot. This yard has been extensively landscaped and includes a flagpole.

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Review of the Sanborn maps shows that this property was altered frequently with many buildings being constructed, perhaps remodeled, demolished, and reconstructed. This type of development reflects the context of a working harbor and commercial maritime district. In the 1885 and 1891 Sanborn maps, it is shown with a one-story boathouse south of the dwellings. By 1897 the boathouse had been expanded and a dedicated boat landing had been added. The property is then identified as “Burtis,” suggesting its alteration was due to the use as a commercial operation. The sheds continued to be altered in the 1903, 1913, and 1921 Sanborn maps, and in 1922, a one-story addition was built to connect the dwelling at the sheds in the rear yard of the property. By 1959 these accessory structures were gone from the site.

The end of Prince George Street and the shoreline were modified in 2002 with new bulkheads, piers, and boardwalk. A street-end park, raised above the street pavement, is located at the water’s edge.

Due to the low elevation of the storm water system in this location, during conditions of heavy rain and higher tides, the street will flood. This flooding has been occurring on a more frequent basis, along with the dramatic increase of nuisance flooding in the nearby Dock Street area (currently over forty times a year). Rising sea levels (sea level rise and land subsidence) are projected to increase, with a conservative estimate of 1.6 feet within 30 years (NOAA).

Flood Plain

The site is located in the FEMA 1% flood plain (Zone AE, Map 24003C0251F, Panel 0251F), with a Base Flood Elevation of 5 feet. The existing building has a first floor elevation of 3.44 feet set by the US Army Corps of Engineers (the engineer’s site plan sets it at 4.49). The City of Annapolis Flood Plain Management Ordinance requires that substantial renovation and new construction projects (with a construction value over 50% of the Maryland State Department of Assessments and Taxation assessed improvement value of the property) provide a first floor elevation meeting the Flood Insurance Rate Map Base Flood Elevation of five feet, plus two feet of freeboard (additional height) which is the Design Flood Elevation.

Currently, this would place the required first floor elevation at 7’, exceeding the existing by over three and a half feet.

Since the existing building is a listed, contributing structure in the Annapolis Historic District, and is included in the Maryland Inventory of Historic Properties, it can be exempt from meeting this requirement of the flood plain management code, as long as its treatment during rehabilitation is determined to allow it to remain as a listed property on local and state inventories of historic properties.

Any new construction (addition or new building) would have to meet the Design Flood Elevation requirement in effect at the time of permitting and approval.

ARCHITECTURAL EVALUATION**Site**

The building is free standing on the lot, with a primary frontage at the southeast end of Prince George Street, facing the wall of the United States Naval Academy. The principal mass of the building is set parallel to the street at the original property line, and the existing porch appears to encroach on the city sidewalk. The northwestern side of the property, originally the site of a neighboring house that was relocated in the 1970s (see earlier Context description), has been paved with crushed stone for use as a parking lot.

The property surrounding the building and its additions has been changed and improved to include concrete walkways, gravel paths, and extensive landscaping, including plantings and a specimen tree (double-trunked river birch *Betula Nigra*). Additional contemporary site improvements, most of which were completed during recovery repairs following hurricane Isabel, include elevated electrical switchgear for the docks and events held at the City Dock, sidewalks, stone pathways, and additional docks and boardwalks.

A service yard is located on the southwest side of the building, containing the exterior condensing units for the building's air-conditioning system on a raised wooden platform, the electric service meter, and miscellaneous storage. The enclosure consists of an eight-foot high spaced board (1X6) fence on pressure-treated wood framing, with a three-foot gate. There is a modern painted-metal square picket fence partially on a low concrete wall enclosing a graveled waterfront yard, and a painted spaced picket fence enclosing the yard between the building and the sidewalk of the municipal parking lot. This yard includes a flagpole.

Building

69 Prince George Street is an example of the small, frame, vernacular, freestanding dwellings of the earlier Hell Point neighborhood of Annapolis at this waterfront edge of the Historic District. It is typical of the structures that housed families active in waterfront businesses and enterprises. A review of Sanborn Maps indicated that the building was surrounded by a changing array of boat sheds, storage and other maritime structures, now demolished.

The house was constructed between 1878 and 1885; the property was purchased by Burtis in 1882, and is shown on the 1885 and 1891 Sanborn maps as a two-family dwelling. In 1897 through 1959, the maps indicate it to be a single-family dwelling.

Due to its proximity to the water, this neighborhood has historically been subject to flooding. The site is mostly fill, and the water table is high. Photographs indicate that this portion of Prince George Street was severely flooded in 1915. Hurricane Isabel flooded the building in 2003, requiring major interior demolition and renovation of the first floor construction. (See earlier Flood Plain description.)

Exterior

The building presents as a two-story, 32' by 30' (with later side and rear additions) painted wood and mineral-fiber (asbestos) shingle frame building with an open porch on Prince George Street. The northeast (street) elevation is five bays wide, with original 2/2 windows aligned vertically in a wall clad in painted wood shingles with approximately 6" of exposure. The windows are trimmed with flat painted boards and a thick quarter-round moulding at the edge with the shingles, a sloped sill, and a slightly projecting wood subsill. The head trim has an applied moulding with a cap with mitered returns. The windows include hardware and other evidence of earlier shutter installation. The replacement metal six-panel front door has a glazed

transom with painted trim matching the windows; the top of the window and door trim align horizontally.

Examinations of the siding at the northern corner and from the attic indicate that the original siding was a German siding, with a 5 1/8" internal dimension between rabbets edges. This was sheathed in wood shingles at some point, and then, on all but the northeast elevation, the current painted mineral-fiber (asbestos) siding was installed. The quarter-round moulding applied to the flat window trim on this elevation and the square-edge trim found on the window trim of the other facades (see below) are suspected to have been added to trim the increased thickness of the additional siding materials.

Investigation of the exterior corners at the base of the siding indicate that these layers result from several periods of re-siding overlapping the original German siding. On the northeast elevation (front) the original wood siding and a double starter course of shingles are visible, and on the northwest there are four layers of siding: the original siding, a double starter course of shingles, a thin plywood sheathing, and mineral-fiber shingles.

The building is raised above grade on a brick foundation, partially parged with thin mortar over a shallow crawl space. The wood shingle wall runs to a simple box cornice with a moulding at the intersection with the wall, with mitered ends returning to the centerline of the wood corner boards. The eave edge of the flat fascia has a simple moulding, and the edge above has been built up with metal flashing under the roof shingles. A half-round gutter and circular downspout are hung from the face of the box cornice. The corner boards present the wide exposure (3 1/4") to the street and have an additional 5/4 extension terminating the abutting sidewall finishes.

The roof is a low pitch (3 in 12) gable with an east west ridge and is covered with asphalt shingles. Examination of the underside of the roof shows spaced 1X12 sheathing; however, only contemporary plywood over sheathing is visible, with no evidence of earlier roof material. The roof was originally punctuated by two eighteen-inch-square brick chimneys set to the rear of the ridge set in approximately six feet from the end walls.

The front porch runs across three fifths of the north façade, centered on the door. The wooden decking and trim is one shallow wood riser above a two-riser brick stop at the east and a two-riser concrete stoop to the west. The porch is supported on faceted concrete block piers. Three substantial turned posts with a flat wood projecting cap support a painted-wood boxed beam that returns to the building wall without a pilaster or other trim. There is a raised beaded board ceiling with a simple moulding on the inside and a moulding between the beam and a projecting box cornice. Eave edge trim includes a moulding at the edge of a standing-seam painted metal hip roof with concealed flashing. A painted wood railing runs between the posts with a moulded handrail, rectangular 1 3/8X1 1/8 balusters, set in the plough of the handrail and notched over a double-angled bottom rail.

The porch does not appear on any Sanborn map until the 1930 edition. While this indicates that it was most likely constructed between 1921 and 1930, in my experience the inclusion of porches on these maps is not consistent, although the porch at 71 Prince George has been consistently shown on the maps. The moulded concrete block used in the piers is a common contemporary building material in use by this time. The wood framing underneath consists of pressure treated contemporary lumber, and may have been replaced during the repairs after hurricane Isabel.

The northeast elevation of this vernacular house, with the porch, original window sash and trim, and the well-proportioned rhythm of solid and voids, is the primary character-defining element of the house.

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The southeast elevation (waterfront) of the main mass of the house is currently clad in painted mineral-fiber shingles, and the edge of the low slope roof has rake trim of a flat painted board with a moulding at the upper edge. On this elevation, the front box cornice and moulding returns along the side wall approximately 12". There is one 2/2 window at the second floor off center to the north, and a later, ill-proportioned ganged 1/1 vinyl window towards the south corner with brickmould trim.

Attached to the main house on the southeast side is a one story, sloped roof addition constructed towards the end of the 1930 to 1959 period. The sizes of framing lumber of this addition indicate that it was milled under standards in place after 1921 and before 1946. This addition is of wood frame raised over a shallow crawl space. The eave is of exposed rafter tails extending approximately 16", with an outrider at the angled sidewall; both have aluminum trim along the upper edge. It appears that this addition was originally constructed as a waterfront porch and was enclosed at a later date with 1/1 double-hung windows. The porch roof is of contemporary asphalt shingles with prefinished flashing at the intersection with the main wall. Construction of this later addition has compromised the original fabric of the original building.

The windows have been ganged in two sets of four, with wide trim between the groups, flat trim at the corners, and a continuous projecting sill (the latter two details indicative of an earlier incarnation as a porch). The wall above and below the windows is clad in the mineral-fiber shingles matching the house. There is an inoperable (walled off on the interior) six-panel door centered on the north (street) side of the porch addition flanked by a window on either side, all beneath an awning with scalloped wood valence and side and a painted metal roof (era unknown); the door is one riser above a granite stone two-riser stoop. The south side of the porch has a replacement, painted metal, six-panel door with a flanking fixed window towards the outside corner and a vertical sidelight of similar height on the left (this sidelight has been blocked on the interior; access is by a two-riser precast concrete stoop).

The southwest (facing City Dock) elevation includes a 13' by 11' 2" non-contributing two-story addition set subordinate to the main mass of the house. This addition dates to after the 1959 update of the Sanborn maps and replaces a c.1921 addition linking the house to other out buildings on the site demolished before 1959. This addition likely dates from the 1970s when the building became a facility for the Maryland Department of Chesapeake Affairs and was constructed to provide bathrooms and mechanical space.

The house and addition are clad in painted mineral-fiber shingles with an approximately 10 1/2" exposure. The northwestern end of the main block has two windows aligned vertically, original 2/2 sash on the first floor and early replacement 6/6 sash on the second; the eastern end has two replacement 6/6 sash windows at the second floor and one replacement 6/6 sash window on the first (aligned with one on the second story). The windows are trimmed with flat painted boards and 5/4 inch projecting edge trim at the jamb and head, with a sloped sill and a slightly projecting wood subsill. Some of the windows exhibit traces of shutter hinges. The addition has no openings facing this direction.

Both the main building and the addition have simple box cornices of flat painted wood with no intervening trim between the soffit and wall. As in the front, a half-round gutter and circular downspout are hung from the face of the cornice. Corner boards on all outside edges of this elevation are flat painted wood presenting the wide dimension. The roof is asphalt shingles with exposed flashing at the sidewall of the main building, with the addition continuing the main slope of the roof after a warped transition between the two portions. A two-brick-wide chimney with a terra cotta flue punctuates the addition roof.

The northwest elevation presents the gable end of the building with painted mineral-fiber shingles sheathing both stories. The corner trim shows the narrow edge of the corner boards,

and ends of the cornice are trimmed flat against the wall with a thin double board trim. The transition trim at the rake and cornice has been cobbled together from different trim pieces and appears to be an ad-hoc construction; this detail is repeated on the rear slope of the roof. There is a replacement 6/1 sash window with no trim on the main block of the house at the south corner.

The west side of the two-story shed roof addition has a perhaps reused 6/6 window at the first floor with flat trim and a narrow surround at the siding with a projecting head and slightly projecting sill, a new six-panel door with flat jamb trim and narrow head trim at a concrete stoop, and a second floor, six-light vinyl awning window with flat trim and the narrow surround at the siding (this awning window is mirrored on the east side of the addition above contemporary ganged 1/1 windows with brickmould trim). The rake of the addition is a flat painted board. The inside corner between the building and the addition has flat trim, and the southern edge reveals the narrow edge of the corner board. Where visible above the adjacent grade, this elevation sits on a brick foundation.

Interior

The interior of 69 Prince George Street, originally constructed as a two family attached dwelling, was altered and changed over its early use as a residence and as part of a waterside commercial site. It has been more extensively changed by its reuse as a facility for the State of Maryland, first by the Department of Chesapeake Bay Affairs, and later by its successor, the Maryland Department of Natural Resources.

The first floor has been extensively changed and modified for its adaptation to State use over the 1970s through the 1990s, in a structural renovation at the turn of the last century, and most extensively, from an architectural perspective, after the devastating flooding during Hurricane Isabel. At that time the first floor spaces were gutted and completely remodeled; wall finishes, trim, flooring, etc. were removed and replaced with contemporary materials (gypsum drywall, carpeting, plywood, vinyl flooring), and a lay-in suspended acoustical ceiling was added. The plan was modified as well with new 2X4 stud partitions. The center bearing wall and stair walls remain in their original locations, but have been modified.

Vestiges of the earlier ceilings are visible above the suspended ceiling system and show several layers of change: the original lath and plaster ceiling and at least two generations of acoustical ceiling tiles (perforated cellulose for one layer) applied to 1X4 furring strips attached to the plaster. The original plaster ceiling was papered at one time. The ceiling has been opened in several locations for building system installation.

Original trim was removed and replaced with painted stock trim profiles: 2 ¾ inch baseboard, 2 ¼ 'colonial' door casing. The transom over the replacement front door retains some original subtrim. The exterior window trim is now picture framed with 3 5/8" flat trim with rounded edges. In the main block of the house, the original 1/1 window sash with vertical tapered muntins remains in the front openings, in the rear west corner, and in the southeast elevation facing the service yard, with later replacement 6/6 and 6/1 sash with ogee muntins in other openings. All windows have wood board trimmed ceiling pockets to mediate between the window head height and the height of the dropped ceiling.

The enclosed porch on the east is finished with painted gypsum drywall, vinyl flooring on plywood, and a suspended acoustical ceiling; there are no finishes above on the 2X4 ceiling joists. Access from the main house is through a door opening located approximately below a second floor window, indicating that this may have been originally a window. A photo from the 1940s shows that there were other window openings in the façade of the house, and the

existing door opening to a small storage room in the east rear corner was at one time a door with a sloped roof

The rear addition contains an entry, a bathroom, and a mechanical room. These are finished with contemporary materials; however, in the mechanical room there are vestiges of late twentieth century finishes and evidence of several generations of modifications and material use.

The stair to the second floor remains in the original location. Its orientation and location, running from a landing at the rear of the house up towards the front, may be a vestige of the earlier use as a two family house. Currently the stair is carpeted, with wainscoting capped with a handrail. (The current stair is 33" wide.)

The second floor spaces are finished in a similar manner to the first floor (paneled walls, carpet, and suspended ceiling). The original plan has been modified, while the center bearing wall remains, and the walls and partitions at the stair and stair hall appear to be in the original location.

Throughout the second floor, most walls have had a layer of painted Masonite/luan paneling with random width false planking installed, painted below the suspended acoustical ceiling (throughout with the exception of the hall running parallel to the stair). The floors are carpeted over the original wood flooring.

The stairs land at a large room in the east front corner of the building, with original 2/2-window sashes in the front and to the east. These windows have flat square-edged (slightly eased) 5/8 X 4 3/4 trim with a 3/4 sash stop bead at head and jamb and a flat 7/8 flat projecting sill over a flat 3 1/2 X 5/8 apron. The head trim has a 3/8 overhang beyond the line of the jamb trim, and the jamb trim stops at the sill; window trim is below the dropped ceiling. The baseboard is flat, 4 5/8, with a 1 1/2" clamshell moulding applied to the top; there are 5/4 plinths at the jamb and base intersection, matching the door and window trim.

On this floor, evidence of the original finishes are again visible above the lay-in acoustical ceiling and are somewhat intact (random demolition and removal has occurred to allow the installation of the heating and cooling system and supports for the ceiling system). This principal front room exhibits several generations of finishes. The original exterior wall lath and plaster is in place, covered with the painted paneling applied directly. The plaster has been painted over floral wallpaper, and a picture rail moulding was applied approximately 1 1/2" below a wallpapered ceiling. The ceiling has been modified similar to the first floor with vestiges of cellulose acoustical tiles applied to 1X4 furring strips nailed to the ceiling.

A smaller, irregular shaped room is located in the west front corner, separated from the larger room with a new 2X4 stud and drywall partition.

The room in the west rear of the second floor is similar to the front rooms, however there is no trim or moulding at the juncture of the original wall and ceiling. The original walls have been paneled. The window facing the rear is a replacement with 6/6 wood sash in the original trimmed opening. There is a low-ceilinged small closet in the rear east corner with a raised 4-panel 2'2"X6' door with original hardware.

The room in the south corner is entered from the main room and is finished with carpeting, painted paneling, and suspended ceiling. The window openings to the southwest contain 6/6 replacement sashes in the original openings with new clamshell trim (the beaded stop remains) with a 1X sill and apron. On the southeast wall a new, ganged 1/1 vinyl double-hung window has been installed with 2-1/4-clamshell trim. This room has an early painted, 2'6"X6'4" wooden corner built-in cabinet/closet.

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The hallway to the rear addition has the original plaster wall along the stairs, covered in painted wallpaper, and leads from a cased opening at the front to a cased opening to the rear addition (no evidence of a door at either location). There is an indication of a door in the wall to the east rear room on the hall side, but it is not visible in that room. The opening to the addition lines up with a window opening below and may be an enlarged window opening. Doors are of a 5-panel design.

The addition contains a new bathroom with a vinyl awning window. A shower room (long unused) parallels the bathroom, again with a vinyl awning window. There is evidence of a 2'6"-wide opening along what was the rear wall of the house. Again, this may have been an earlier window opening. Finishes are contemporary.

The attic space is accessed by a door off the front/rear hall set 5'± from the rear wall to allow for the small closet described earlier. Unusually, the walls of the stair are plaster on lath, and there are vestiges of vintage performance posters applied to the walls at some time in what appears to be the late nineteenth or early twentieth century, given the advertised performances. The stairs are of wood riser and treads (9R, 9 3/4T) and begin with one winder and land at the centerline of the house.

The roof structure is described later, but consists of 2X8 rafters at 24" oc, lapped at the ridge, bearing on a 4X4 beam supported by 2X4 studs at 24" oc over the center bearing wall. The center portion of the attic has a haphazard pattern of 1X12 floorboards providing a small useable platform with a head height of approximately 38 inches. At the rear of the house, there is a platform 28" lower than the attic floor above the small closet in the west rear room of the first floor.

Framing for the original two 18"X18" brick chimneys remains in the ceiling/floor framing and has been blocked down for infill.

The attic space is filled with contemporary hvac equipment and ducts, debris, insulation, and several unconnected lengths of steel pipe of no discernable purpose.

Structural System

As typical of the building's period, and of wood frame structures, the house at 69 Prince George Street is constructed in a balloon frame configuration, with wall joists running continuously from the sill and foundation to the roof system bearing.

Wood framing members are circular sawn and fastened with square headed machine made nails. It can almost be certain that the framing materials were sourced locally, with the Basil & Parlett and Flood lumber yards across the City Dock from the site.

The building structural system consists of first and second floor joists spanning from the street and rear walls to a center bearing partition. The first floor partition has been modified, but the original 2X4 and 3X4 members are visible. Openings in this wall were header framed, as they were no wider than a door. Joists between the first and second floors measure 1 7/8X9 1/2 and are placed at 16" on center.

The first floor framing was extensively modified in 1998 by the State of Maryland Department of General Services and included removing the existing floor, adding additional floor joists, and providing new beams and piers set approximately 3' on either side of the center bearing. This modification was to remove deflection, bring the floors closer to level, and to provide adequate support for office loads.

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After hurricane Isabel inundated the harbor area, including the site, extensive renovation was completed on the first floor of the building. Interior finishes were removed and new partitions were constructed. A new plywood subfloor was installed and carpet finishes the spaces.

Joists supporting the second floors measure 1 7/8X9 1/2, are placed at 16" on center, and bear on the outside walls and the center bearing partition. The second floor is sheathed with boards running perpendicular to the joists.

The ceiling joists providing the attic 'floor' are 3X3 3/4 and are set at 16" centers. They span from the exterior walls to the center bearing wall. Portions of the attic are covered with 1X12 boards providing a useable platform, however the clearance from top of joist to the bottom of the rafter-bearing beam is only 3'2".

The rafters are 2X7 3/4, set at 24" centers. The rafters are lapped at the ridge and bear on a 3X4 1/2 beam running along center above the bearing wall below. This beam is supported by 2X3 3/4 supports at approximate 24" centers. At the approximate mid-point of the building the support is a 3X3 3/4.

The 2X rafters bear on a 3X4 1/2 top plate on the exterior wall with a 10"± eave overhang, with cut wedges supplementing the bearing in lieu of a notch in the rafter. The exterior cornice is framed on these rafter tails, and is supplemented by 3X4 outriggers centered between the rafters. The original exterior German siding is visible at this location.

Gable ends are balloon framed to opposing rake rafters that are butted rather than the lapping found with the main common rafter pairs.

The foundation of the building consists of a two-width brick foundation continuous under the original construction, set in running bond with a header top course under the (assumed) framing plate, as visible under the Prince George Street porch. Site grading changes have covered any exposed foundation along most of the northwest and southwest sides of the structure. The crawl space is inaccessible, and no invasive demolition was performed for access at this time. (See description of 1998 remedial work below.) The southeast addition is constructed on 8" concrete block piers spaced approximately four feet apart; additional unmortared blocks have been added for spot support.

According to the Feasibility Report completed in 2007 by RCG Architects and Hope Furrer Associates, based on a Maryland Department of General Services structural report in 1995, in order to continue the use of the building, remedial work was recommended to address considerable settlement along the interior bearing wall as well as deflection of the first floor framing. Settlement of the foundations had resulted from washout and/or deterioration of the oyster shell fill under the foundations and failing mortar in the brick pier supports.

In 1998 a project to stabilize the building was undertaken. Flooring at the first floor was removed to expose the floor joists and allow for construction of two new bearing lines approximately three feet on either side of the existing wall bearing location. New piers and new wood timbers were placed and shimmed under the existing floor joists to provide additional support. No attempt to level the floor by jacking or other means was attempted.

The building underwent considerable flooding in 2003 during storm Isabel. Damage was extensive to the first floor, which took on up to four feet of water. After the storm, a renovation project was undertaken. The first floor was gutted and interior partitions reconfigured. One of the chimneys also served as a bearing point for framing within the structure. Since the materials of the chimney were deteriorating, the framing was found to be settling. During this renovation operation, it was determined that both chimneys should be demolished and new framing provided. The chimneys were not replaced. No leveling of settled structure was attempted.

The earlier analysis of the capacity of the framing as part of the feasibility study, and verified during the preparation of this report, indicates that the existing structure has a bearing capacity of between 40 and 50 pounds per square foot (psf). This is within the range for the current code live loads for residential use and light office use with no storage.

A proposed use of the building as part of a public museum facility, an assembly occupancy, would require a structure capable of carrying a live load of 100 psf. To achieve this structural requirement the bearing capacity of the floor structure would have to be supplemented or restructured, the balloon framed wall structure would need to be altered, and the foundation system would require restructuring and rebuilding or replacement. These changes would be extensive and expensive and would require integration with the structural system of any additional on-site building construction.

Building Systems

The building systems in the building include plumbing, electrical, and a heating and cooling system. All of these systems were updated during the repairs after hurricane Isabel and during earlier renovations for State use.

As described earlier, the building was originally served by two 18" square brick masonry chimneys, which most likely served heating and cooking stoves. There is no visible evidence of any early building systems such as gas lighting or knob and tube electrical service.

An existing overhead 3 phase, 120/208V electrical system in Prince George Street serves the existing building through an electric service drop at the southern corner of the building, with a main service line running down the outside of the building to the electric meter, then continuing along the exterior wall to the mechanical room, entering the building on the first floor in the southeast corner of the two story addition. The 200 amp, 40 slot main panel is located in the first floor mechanical room.

Lighting throughout the building consists of lay-in fluorescent fixtures set in the suspended ceiling system with prismatic diffusers. Most wiring is located either in the space between the lay-in ceiling system and the original ceiling, in the walls, or with exposed surface-mounted wire mold raceways; original fabric has been cut and removed to install the wiring system. Convenience duplex outlets are located throughout the building, along with wired telephone outlets.

Additionally, the site contains three freestanding electrical switchgear installations to service the waterside dock electrical systems and to provide power to the boat show exhibitions. These systems were renovated after hurricane Isabel to raise them above the design flood elevation to meet current flood plain and building code requirements. Overhead telephone and cable service is located on the eastern end of the southeast elevation and enters the building in the corner between the original house and the enclosed side porch.

The building is currently served by a 1" water service line and meter running from a 4" cast-iron city water line on the northwest side of the building. The maximum water service that could be installed is 4" (ductile iron). Any new water service would have to be sized based on building requirements and may require additional utility work as required by the City of Annapolis. An additional tap to the water main would be required for an automatic sprinkler system and related piping equipment.

The existing building has a 4" sanitary service line that connects into an 8" clay sewer pipe in Prince George Street. This connection does not meet current code requirements. All plumbing

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in the building is located in the rear two-story addition, with a small bathroom on the first floor (sink, toilet, and urinal) and two bathrooms on the second floor, one with a sink and toilet and the other with a sink and shower. There is no other interior plumbing in the building and no visible evidence of plumbing in the original portion of the building. The bathrooms are not equipped with mechanical ventilation fans as required by code since the 1980s.

The existing heating, ventilating, and air conditioning system in the building consists of two separate systems. One system is installed in the attic and serves the second floor of the original building. This is a forced-air central direct-vent (through roof) gas-fired furnace and air conditioning coil unit set on a plywood platform spanning several of the original ceiling joists, located to the rear of the center bearing wall line of the house. The majority of the second floor is served from the ceiling through a system of flexible ducts and a rigid supply duct that penetrate the original plaster ceiling through very rough openings into the space between the suspended ceiling system and the original finished ceiling. Penetrations appear to have been located in an ad-hoc manner, as decided in the field without consideration of the existing building fabric. The second floor bathrooms in the later rear addition are served by floor registers from the first floor system.

The first floor of the building is served by a similar forced-air heating and cooling system and baseboard heating strips. The distribution system is located in the ceiling with a main trunk line running in a bulkhead adjacent to the stairs then diverting to various branch lines through a system of flexible ducts located in the suspended acoustical ceiling. Supplemental room heating is supplied through individually controlled baseboard units located on the exterior perimeter of the spaces. The central system is located in the rear addition and consists of a direct-vent (through the southwest elevation) gas-fired furnace and with air conditioning coils.

The exterior condensing units for the air conditioning system are located in the outside fenced service yard and are installed on an elevated platform above flood level.

Installation of the system on the first floor has been completed in a manner even more destructive to the original building fabric than on the second floor. In various areas, original finishes have been removed completely down to the joists, some lathing has been left in place, and in other areas the various layers of ceiling finish are visible.

The building envelope has no evident thermal insulation with the exception of the attic. In the attic loose cellulose insulation has been blown into the spaces between the ceiling joists; however, it has been shifted throughout the space, is piled thick in some areas, and is nonexistent in others. The windows are all single glazed and are not weather-stripped. An assumption can be made that the first floor plane is not insulated as evident in the need for electric baseboard supplemental heat for these spaces.

The existing natural gas service to the existing building is served from a 1.5" low-pressure plastic main in Prince George Street. The current service supplies the boiler system located in the first floor mechanical room in the rear addition. Consultation with BGE will be required to develop a service plan for the future use of the property as any commercial development will have a greater demand on utility services and may require an upgrade of the street main.

Accessibility

The existing building is not an accessible facility as defined by the standards of the ADA. The first floor is at least one riser above the adjacent grade with no alternative access; none of the access steps are equipped with handrails; and tread and riser dimensional requirements are not met.

The second floor is not accessible, both through the lack of any alternative access, but also due to the dimensional layout of the existing stairs (width, treads, risers). While the first floor could be accessed with difficulty, the main access door on the northwest side is not of adequate width (at 2'6") and the front door at the raised porch, while wide enough, opens to the narrow porch where risers present difficulty for turning and access. The first floor plan presents adequate corridor widths and principal door widths, however there is not adequate turning floor space available at corners, and the bathroom on this floor is not accessible due to a narrow two foot door.

Life Safety

The existing building is not configured to meet the requirements of commercial occupancies from a life safety point of view. The facility is not equipped with an automatic sprinkler system, emergency lighting, or exit lighting. The second floor does not have a second means of egress, although the existing windows would meet dimensional and area requirements for emergency egress access. The only stairs are only 33" wide and do not meet the current width requirements of either the commercial or residential codes.

The existing wall and ceiling construction does not meet code requirements for fire separations between floors and other spaces. While the plaster finishes could possibly meet a one-hour rating using a proscriptive analysis of components, the multiple unprotected penetrations and removal of material would cancel any such advantage.

As a state-owned property, the building was exempt from code requirements, and its current use as an office facility continues the previous office use in a 'grandfathered' condition.

Any expanded use of the building, or its inclusion as part of a redeveloped building, will require new and existing construction to meet the requirements of the applicable building, life safety, and other applicable codes.

Hazardous Materials

A Hazardous Materials site analysis was undertaken by ARC Environmental, Inc., of Baltimore, Maryland, on Friday April 28, 2017, to inventory asbestos-containing material, lead-based paint, universal and regulated waste material, and visual mold. Detailed findings are summarized in a report dated May 2017; the complete report is included in the Appendix.

A summary is as follows:

Asbestos was found in several building materials in both the interior and the exterior in the joint compound associated with drywall finishing throughout the building and in the lay-in acoustical ceiling tiles.

As part of the NSHOF Feasibility Study completed in 2007, Earth Resources Technology, Inc., concluded that: "ERT has determined that the exterior siding of the building likely contains asbestos."

Lead-based paint was found in 47 samples, including exterior window casing, interior wood paneling, interior door and door components, wooden baseboards, and window casings.

Other wastes: mercury is assumed to be present in the fluorescent tubes and thermostats, observed fluorescent light ballasts were labeled non-PCB (polychlorinated Biphenyls), but these ballasts may contain other regulated liquids. A handling protocol is outlined in the report.

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While water damage and staining were observed, the site analysis found no visible mold in the building, and interior fungal spore concentrations were well below outdoor concentrations. Residual spores indicate that water infiltration had occurred previously.

Additionally, as part of the NSHOF Feasibility Study completed in 2007, Earth Resources Technology, Inc., concluded that, “after reviewing the historical records for the Subject Site, ERT observed no evidence that any prior land use of the subject site or adjacent properties pose a substantial risk to the subject site.”

All physical development and redevelopment must address the proper handling, removal, mitigation, etc., of these materials during construction, demolition, disposal. Future use and maintenance of the project must be in full and complete accordance with COMAR and other laws and regulations and as outlined in the ARC Report.

PRESERVATION OBJECTIVES**Overview**

The 69 Prince George Street building is listed on the Maryland Inventory of Historic Properties as Site Number AA 1152. The property is in the Annapolis National Register Historic District, the Colonial Annapolis National Historic Landmark District, and Annapolis City's local Historic District and is considered a locally contributing structure with local significance.

As succinctly outlined in the NSHOF Feasibility Study of 2007, and in light of the NSHOF Agreement with the State of Maryland, the project will be reviewed and coordinated with both the State of Maryland Historic Preservation Office within the Maryland Historical Trust and the City of Annapolis Historic Preservation Commission.

Based on the original site configuration, a concept design was developed in 2009 by Boggs & Partners Architects, of Annapolis. This concept design was submitted for preliminary concept review to the Maryland Historical Trust and for consultation with the Annapolis Historic Preservation Commission. Subsequently, the site area and configuration have been reduced, necessitating a renewed design process.

Since a new design concept has not been developed for the project in light of site reduction and program changes, the actual procedural process for this review and coordination has not begun.

While State of Maryland projects may be exempt from official City of Annapolis Historic Preservation Commission (HPC) review, the prominence of the site, and the importance of the project, indicate that informational presentations on the project and its design to the Historic Preservation Commission, particularly the disposition of the 69 Prince George Street building, will be important to the approval and acceptance of the project in the local preservation community and the community at large. The Maryland Historical Trust may solicit the input of the HPC during their review of the project.

As a structure located in the Annapolis Historic Districts, and as a State project, the NSHOF project will be subject to review by the Maryland Historical Trust as part of its mandate to identify, evaluate, plan, and manage heritage resources within Maryland. Additionally, as the Maryland State Historic Preservation Office, the MHT is the state agency responsible for the administration of Federal preservation requirements, programs, and regulations.

The MHT will evaluate any proposed design and development in light of its effects on the historic property, its context, both architectural and archeological, and a review of its effects on the integrity of the historic resource.

The following sections outline possible scenarios for treatment of the building and site in the redevelopment of the NSHOF and 69 Prince George Street. These approaches have been developed in consideration of the Secretary of the Interior's (SOI) Standards for Rehabilitation. These standards have been developed by the US Department of the Interior and are the basis for compliance with Federal preservation review. These standards have been codified in the CFR and are also the basis for the City of Annapolis' HPC Design and Review Guidelines.

Archeology

No archeological investigation was undertaken as part of this report. A review of the development of the Annapolis Harbor indicates that it has evolved in many stages to reach its current configuration. This has included both public and private efforts to fill and bulkhead the area as well as the construction of wharfs and piers. As recently as 2008, bulkhead and pier work was completed by the City in the area of 69 Prince George Street.

Due to this history of maritime and harbor use and development, it is likely the site and the surrounding dock areas contain archeologically sensitive information.

Based on soil borings completed earlier by Marshall Engineering and detailed in the original feasibility study, the site is most likely composed of fill material to a depth of approximately 15 to 20 feet.

The NSHOF is currently soliciting, through a Request for Proposals developed in consultation with the Maryland Historical Trust, proposals for archeological services to investigate the site and develop findings and directions for treatment.

Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work focuses on the protection and stabilization of the property and maintenance and repair of historic building fabric and materials, rather than on replacement and new construction.

As discussed in other areas of this report, the existing building, if preserved, could not meet the requirements for public access, let alone accommodate any program requirements to support the NSHOF mission, even on a reduced basis. The building is functionally obsolete, from a preservation point of view.

The existing building structure, floor area, and plan disposition are inadequate to accommodate dimensional requirements for public use and access, life safety requirements for egress, and accessibility to the preserved spaces. Given the height of the building, a ramp of at least 40' would have to be accommodated on site to reach the first floor, for example.

Unless non-structural adaptation measures are applied, the current first floor elevation, preserved in situ, exposes the building to flooding during high water events that will increase in frequency as sea levels rise and land subsides.

The siting of the existing building compromises the available site area for additional buildings. While additional surrounding buildings could develop a context similar to what may have existed earlier with boat houses, sheds, etc., even the selective demolition of later non-contributing additions (the side porch and rear bathroom addition) would preclude any meaningful additional development. Additionally, with new construction required to meet current codes, integrating a preserved building for even minimal use into such a complex would require space-consuming ramps, steps, etc.

While a preservation approach would preserve the existing integrity of the building (location, design, setting, materials, workmanship, feeling, and association), it would preclude any use of the building other than a residence, since any change to meet public assembly requirements would affect its materials and workmanship through structural changes and its setting through the possible elevation of the first floor to align it with new construction.

Relocation or Demolition

As discussed in the site analysis, the architectural context of 69 Prince George Street has changed radically over the years. The haphazard but vibrant Hell Point neighborhood that filled and animated this area of Annapolis was demolished in several waves as the Naval Academy expanded, with most of the north side of lower Prince George Street being acquired and condemned in 1941 prior to construction of the Halsey Field House, completed in 1957.

The 1960s commercial development and the redevelopment for the City Dock further destroyed the architectural character of the block, leaving only 69 Prince George Street, and the properties at 71 and 97 Prince George Street extant. The shadow of the neighborhood was further eroded in 1983 when the neighboring small house at 71 was relocated to West Street.

With the adjoining commercial properties facing the City Dock, these two remaining nineteenth-century vernacular structures act as ‘bookends’ to the intervening non-contributing buildings.

Relocation or demolition are approaches that should be considered only after all other avenues have been explored, as the integrity of the building will either be severely compromised or destroyed outright.

Either of these approaches would allow the design of a new public museum building, yet any new building must be designed in relation to the importance and prominence of the waterfront site at the entrance to the Annapolis City Dock, taking into account physical site constraints, local zoning and height and bulk requirements, and the building’s context in the urban fabric. Design for such a new, replacement building would be reviewed by the MHT and commented on by the HPC and must be compatible in scale, mass, proportion, and materials with the surrounding district, in keeping with the SOI’s Standards for Rehabilitation.

Relocation

Relocation of 69 Prince George Street includes a range of issues, addressing both historic integrity and practicality. Relocation would require the location, selection, and acquisition of an appropriate alternate site. An equivalent context does not come to mind in Annapolis, with the possible exception of the Eastport neighborhood (a later but similarly scaled context) across Spa Creek. However, current real estate markets would make a waterfront property impractically expensive, and almost any site near water would be merely another flood risk area.

While moving the building is technically feasible, the experience with moving 71 Prince George Street in 1983 is educational, as the building was found to be too unsound to move and the alternative of partial reconstruction and reuse of materials was utilized.

Moving 69 Prince George Street would, theoretically, maintain the design, material and workmanship aspects of the building’s integrity, but removing it from its historic location and waterfront setting would diminish the situational integrity of the building, a key aspect of its significance.

If a correct context could be found, and the building sensitively sited, the integrity of the overall feeling of the building, while diminished, could still be experienced.

Demolition

Demolition of historic structures is perhaps the controversial approach to the redevelopment of a historic site, and should be considered only after other options have been explored.

Given the structural and architectural requirements of adapting the building to a new public museum use, the wholesale changes and modifications involved would affect the design, setting, material, workmanship and experiential aspects of the building’s integrity.

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If demolition is selected for the building, a thorough archival process of documentation, photography, and scholarship, integrated with archeological findings and archived with the MHT, would ensure that the building's architectural significance is recorded.

The history of Captain Burtis and his family as they lived and worked on the site could be illustrated and exhibited in the new facility as part of the interpretative and educational mission of the NSHOF.

Rehabilitation and Renovation

Under the Secretary of the Interior's Standards, rehabilitation may be considered when repair or replacement of deteriorated features is necessary or when alterations or additions to the property are planned for a new and efficient contemporary use, while preserving portions and features of the property that are significant to its historic, architectural, and cultural values. The Standards recommends that additions are differentiated in design from the original building, are compatible in scale, size, and mass, and are detailed sympathetically.

One important aspect of historic preservation is that it is a history of change. The built environment has constantly unfolded as a response to new needs and to changes in the built and natural environment. Historic preservation is a forward-looking discipline and should recognize that contexts of historic structures change as neighborhoods and uses evolve. This can necessitate an examination of possible reuse and adaptation of historic buildings to serve a changing and evolving society.

This history of change allows the interpretation of history, recognizing that while the context changes, there is a continuity moving forward. Until the early 1970s the Annapolis harbor, including City Dock, was still an active commercial harbor. While the lumber yards, oyster-packing houses, shops, and chandleries (and even oil storage tanks) gave way to grocery stores, gas stations, and parking, the oyster fleet would still dock in the harbor, off loading to trucks instead of buy boats.

This type of water-oriented commerce has given way to recreational sailing and boating, shopping, entertainment, and tourism set in an environment that has continually changed over 350 years.

Under a process of Rehabilitation, expansion of the 69 Prince George Street house through adaptive reuse and new construction would continue that process of change.

Rehabilitation through the construction of additions and a program of sensitive adaptive reuse of the existing building is an approach proven successful in similar projects. There is a social advantage in repurposing a site with such a valued heritage for community benefit.

The process would require, in addition to investigations and responses to regulatory requirements and site conditions, a sensitive response to the height and bulk requirements and an analysis of site lines and views of the site within the City Dock viewsheds, as well as viewsheds from the Eastport bridge and Eastport street ends.

The northeast (front) elevation of this small vernacular house, with the porch, original window sash and trim, and the well-proportioned rhythm of solid and voids, is the primary character-defining element of the house; any scheme for adaptive reuse should respect this portion of the design.

As described in the Architectural Evaluation, the first floor interior of 69 Prince George Street has been completely restructured, the floor plan was changed and completely remodeled after Hurricane Isabel, and the second floor has been extensively remodeled, with new finishes that

encapsulate some earlier details. The installation of mechanical systems has further compromised the interior of the building.

The enclosed porch addition and the rear bathroom addition are two changes to the original building that could be selectively demolished, allowing for additional site building area while retaining the essential character of the original vernacular building.

Adaptation to program uses as part of the NSHOF will necessitate changes to the interior, bringing the building into compliance with building, fire, and life safety codes, and will require structural rehabilitation and supplemental structural additions and architectural plan changes. As described earlier, the original interior was severely altered during several periods of renovation.

Any addition or new construction will have to comply with the flood plain management ordinance, requiring a first floor elevation of at least 7 feet, which may be 8 feet if additional freeboard becomes required. Integrating an addition with the existing building could require the existing building to be elevated to more closely match the new floor levels due to the 50% improvement rule (the current site improvements are assessed at \$218,000). As a listed historic structure, the existing building may be exempt, but if it is determined that changes cause the building to be delisted, the exemption would not be applicable.

While such a building elevation would alter the current relationship of the building to the site (no information on earlier topography is known), the visual effect of such an elevation of the building could be mitigated, and a semblance of the existing relationship of the building to the adjacent grade could be maintained, by site changes and landscaping that linked the building to the site and by measures that will be taking place to address sea level rise and storm water issues. This end of Prince George Street is currently subject to occasional nuisance flooding through the existing storm water management system.

The integrity of the setting for 69 Prince George Street, while compromised, could be reinterpreted through a careful scheme of respectful adaptive reuse and sensitively designed additions.

Changes required for a program of additions to, and adaptive reuse of, the existing building would have an effect on the integrity of the structure, both neutral and negative, that would have to be balanced in any evaluation. The association of the building with Captain William Henry Burtis would remain, as would the locational aspect of the property, since it would remain on its original waterfront site.

Depending on the massing and location of the addition, the building could retain most of its exterior design integrity, particularly by respecting the character-defining Prince George Street façade, allowing the ridge line to remain visible and prominent, and maintaining the streetscape relationship.

Interior plan and structural changes will affect the integrity of the interior design, as well as the workmanship and materials. However, although severely compromised, selected interior details and materials could be maintained and interpreted, differentiating the old from the new.

This new construction, reviewed as a major addition by the MHT, and commented on by the HPC, must be compatible in scale, mass, proportion, and materials with the surrounding district, in keeping with the SOI's Standards for Rehabilitation. Furthermore, any new design must be differentiated in design from the existing building, and the connection between new and old would have to be carefully considered.

The review of new work would focus on respect for the form of the existing building and how adverse effects on the integrity of 69 Prince George Street are mitigated. Any new work surrounding these original elements should be held off the structure, allowing it to read as a distinct element with its own presence. The massing of the surrounding new construction should not overpower the form of the house, but provide an appropriate context.

The challenge in designing an addition is to develop an appropriate and straightforward massing scheme. Details for the addition visible around the remaining original house should be developed to achieve the desired programmatic results while not overwhelming the historic structure, but enhancing its scale and character.

Adaptive Reuse Treatment

In an adaptive reuse of the historic building fabric as it is integrated into a larger sympathetic facility, existing character-defining features of the building can be incorporated into a new design. These character-defining elements are most prominent on the exterior of the building and to a lesser extent on the interior. These features are part of the original fabric of the c.1885 building.

The most significant features of the building are incorporated in the northeast elevation of the building facing Prince George Street. The simple box cornice, the window and door trim, and the close set rhythm of the wall openings present a well-scaled mass to the street space, typical of the now-gone neighborhood. The porch mediates between the street and the building adding additional scale and a transparent mass. The overall massing of the structure as experienced from the street is further defined by the low-pitched roof leading to the transverse ridge parallel to the street.

The details of this façade further define the character of the building. The vertically proportioned two over two window sash and the trim of the windows and door and transom openings add architectural texture. The turned columns and simple railing of the porch add to the composition.

The later facades: southeast (second quarter twentieth century) and southwest (last third twentieth century), while now integral parts of the structure and mostly sympathetic in scale, do not add to the character of the original Hell Point structure.

The original German novelty siding, underneath a layer of painted shingles on the northeast and under shingles, sheathing, and mineral-fiber shingles on the other facades, could be restored or replaced in kind.

In an adaptive reuse of the building, restoration of the northeast and southeast elevations and at least two thirds of the northwest elevation, to a point behind the existing ridge line where new construction could approach the original building, would maintain the mass of the building as part of the experienced streetscape. Additional construction could be held below a site line from the street over the remaining ridge.

Building massing for new construction could take its overall clues from the additive development that provided the original context of 69 Prince George Street. The simple mass of the house was echoed in outbuildings, boathouse, sheds, wharf side storage buildings, etc., sometimes in an enlarged form. A similar collection of simple forms was found in the historic Severn Boat Club buildings once on the site of the current Annapolis Yacht Club.

Any necessary elevation of the building as part of such an adaptive reuse program could include grade changes of the street right of way, allowing a grade blending farther along Prince George Street and bringing a new location in proportion to the possible original building and

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grade relationship. This new site work could tie into revised and reconfigured docks and bulkheads, additional landscaping living shorelines, and an extended street-end park and plaza for joint use by the proposed museum and City-sponsored functions. Access to the building could incorporate ramps and warped grading and be adjacent to public access along the City Dock.

The original simple interior of the building has been severely compromised or destroyed through earlier unsympathetic renovation and repairs. As described earlier, the first floor has been completely gutted and rebuilt; the center bearing wall remains in its original location, but has been extensively rebuilt.

The second floor spaces of retain more of the original building fabric than the first floor. Renovations and changes have obscured, encased, damaged, and in some cases destroyed many features. New partitions, paneling, and a dropped ceiling have further compromised the original character. Remaining details in the large room opening to Prince George Street that define the original character of the building include the window sash and trim and an extant picture rail.

In a reuse of the building, trim details and finishes could be restored and portions of these spaces, after structural stabilization and supplemental rehabilitation, could be adapted for use as offices on the second level and perhaps as an exhibit space of 19th century waterfront Annapolis on the first floor.

These approaches are not intended to describe an architectural design but rather provide a framework that the architect selected by the National Sailing Hall of Fame can explore further and refine in discussion with owner, the State of Maryland, the City of Annapolis, and other stakeholders.

Conclusion and Recommendations

The design of the National Sailing Hall of Fame will be a complex undertaking. Development of the site must encompass and include the firmness of an appropriate response to natural, structural, and infrastructure requirements, the commodity of the National Sailing Hall of Fame and Museum program in showcasing and explaining the rich and interesting continuing history of recreational sailing, and the delight of an appropriate architectural response sensitive to the history of the site and its context in a city with three hundred and fifty years of history, which is continuing to move forward.

Recommendations for the project include the following options:

For all options, the architectural drawings and information of the existing building developed for this report are to be supplemented as required to produce documentation to the requirements, standards, and methodology of the Historic American Building Survey, as administered through the National Park Service.

Reuse the existing building, modified through selective demolition and the construction of new additions designed in scale and massing compatible to the existing building in the context of the site's historic maritime context.

Investigate and identify other locations in the City of Annapolis comparable in context to the existing site for possible building relocation, while proceeding with the design and architectural interpretation of a new building on the property within the context of the current waterfront setting and proposed building program.

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Document, demolish, and construct a new building, designed and architecturally interpreted in the context of the program and the waterfront setting. Include as part of this option, an interpretation of the history of the site and its development, the Burtis family and their role in the history of the area, and the site's maritime use and orientation.

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National Sailing Hall of Fame

October 31, 2017

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36 CFR Part 60

APPENDIX

Inventory of the Estate of William Burtis
Selected Deeds, Plats, Etc.
Sanborn Maps 1885, 1891, 1897, 1913, 1921, 1920, 1959
Building Development Diagrams
Photographs
 Historic
 Current Exterior
 Current Interior
Architectural Drawings
 Existing Site Plan
 Existing Floor Plans
 Existing Elevations
 Original Window Details
 Representative Field Notes
Flood Plain Map

APPENDIX

| Inventory of the Estate of William Burtis

ANNE ARUNDEL COUNTY REGISTER OF WILLS (Estate Papers) 1913 [T72-16; 1/5/6/1]
Estate # 1274

Document 1) William H. Burtis died 31 Dec. 1910 with personal property @ \$800 and 4 children. Administration of the estate to Solomon Burtis as p/ his 3 siblings: Daniel, Rose Anna, Edward. 10 Jan 1911

Document 2) Bond for Solomon signed by his three siblings, 10 Jan 1911

Document 3) Inventory by John W.Martin and Elmer Parkinson, taken 16 Jan 1911, includes:
Household furniture by room with value [in dollars]:

Parlor - \$33
Dining Room - 31
Library - 23
Kitchen - 20
5 bedrooms (21, 18, 15, 25, 8)
Stove in shed, lamps, & old chairs - 8
Carpenter tools - 2
fishing Rods - 1.50
Garden hose - 5
4 small boats - 20
2 small boats - 20
1 sailboard - 20
3 sailboats - 40
2 Cat Boats - 40
2 Dead Rise boats - 60.00

Total = \$410.50
Cash in bank = \$680.36
Total = \$1090.86

Document 4) First Account
Income includes:

household furniture, tools, boats = 410.50
Cash in back - = 680.36
Rec'd from rent of Boats = 303.15
Rec'd for "Sale of Water" = 22.24
Rec'd from Order of Red Men Annapolis = 100.00
\$1516.25

Payments include:

to William Heller repairing boats - 2.39
Jas. S. Taylor funeral expenses - 124.90
Roland Brown, head stone - 25.00
Dr. Oliver Purvis - 12.00
C. W. Martin & Co., lumber - 26.76

Annapolis Water Co. [several payments]
to Edward - 173.22
to Daniel - 173.22
to Rose - 173.22
to Solomon - 173.21
Household furniture, boats, tools, etc. to be distributed at a later date - 410.50
\$1516.25

Heirs sign.

17 July 1911, Came Solomon Burtis administrator of the estate of William H. Burtis and filed account.

Documents 5 and 6) Releases for distribution of the estate by Edward, dated 16 August 1911 and by Daniel And Rosa A. together, dated 18 August 1911.

Additional documents: receipts and notes

APPENDIX

| Selected Deeds, Plats, Etc.

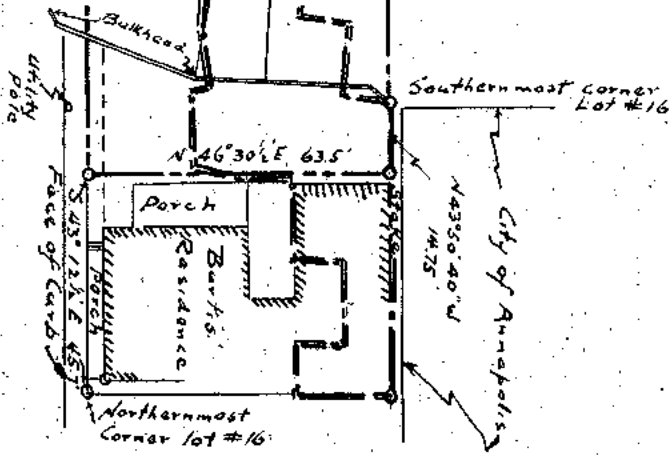
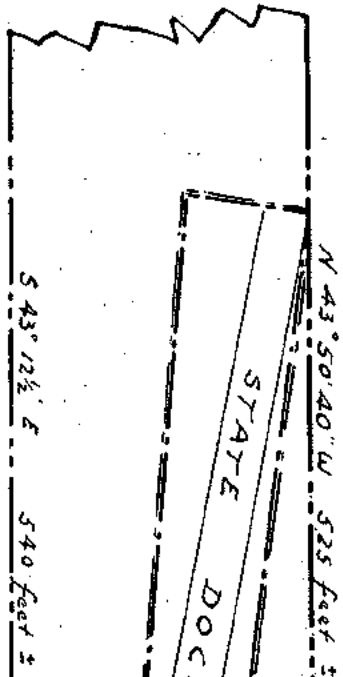
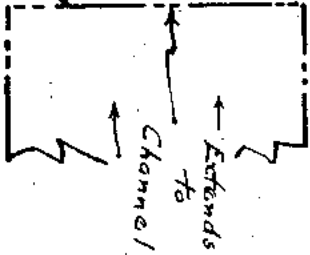
LOCATION OF STATE DOCK

Foot of Prince George St
Annapolis, Md.

Scale: 1/4" = 30 FT.

State dock in as shown on
County Surveyor's drawing of
File 595 March 1952
North

Channel S45°W
63.0'



LEGEND:

Lines in present agreement shown thus:

Face of Car 6
Prince George St
U.S. Naval Academy Lines

Dept. of Heavier Fisheries, Annapolis, Md. June 1, 1957

TRUSTEE'S SALE

— OF —

VALUABLE REAL ESTATE

IN THE CITY OF ANNAPOLIS, MARYLAND, WITH WATERFRONT.

BY VIRTUE of a decree of the Circuit Court for Anne Arundel County, sitting in Equity, passed on the third day of December, 1919, in a case in said Court, No. 4411 Equity, wherein Rose A. Burtis is plaintiff and Solomon Burtis et al. are defendants, the undersigned Trustee will offer at public sale at the Court House door, in the city of Annapolis, Maryland, on

Tuesday, December 30, 1919

AT 11 O'CLOCK A. M.

All that lot of ground located on the southwest side of Prince George street, and at the foot thereof, fronting thereon forty feet and having a depth therefrom of fifty-nine feet six inches, and having a frontage as to part of said lot on the waters of the harbor of the city of Annapolis, being the same property conveyed to William Henry Burtis by John Heffner by deed dated on the fifteenth day of March, in the year 1882, and recorded among the Land Records of Anne Arundel county in Liber S. H., No. 19, folio 267, excepting a portion thereof conveyed to Howard B. Ensign by the said William Henry Burtis by deed dated on the ninth day of November, in the year 1882, and recorded among the said Land Records in Liber S. H., No. 20, folio 447.

Improved by a frame dwelling, boat house and sheds, and being the property where for many years the said William Henry Burtis conducted a pleasure boat business.

TERMS OF SALE, as prescribed by the decree:—One-half cash upon the day of sale or final ratification thereof, in the discretion of the Trustee, and the balance in six months from day of sale, or all cash at the option of the purchaser, the deferred payment to bear interest from the day of sale and to be secured by the bond of the purchaser with security satisfactory to the Trustee; a deposit of \$300 will be required of the purchaser on the day of sale.

NICHOLAS H. GREEN,
Trustee.

This is to certify that I have this day purchased
the within described property at public sale from
Nicholas H. Free Trustee at and for the sum of
Six thousand dollars, which I hereby agree to
pay in cash upon ratification of sale by the
Court. Witness my hand and seal this 30th day
of December 1919.

Witness: Solomon Burtis seal
Myrtle Sturm

I hereby certify that I this day as auctioneer
sold the within described property for Nicholas
H. Free Trustee, to Solomon Burtis at and
for the sum of Six thousand dollars, he being
at that price the highest bidder at public sale.

December 30th 1919 William H. Moss
Auctioneer

Filed for Record 1920

Exhibit with report of sale
No. 1.

Solomon Burtis
at et

vs.

Rose A. Burtis

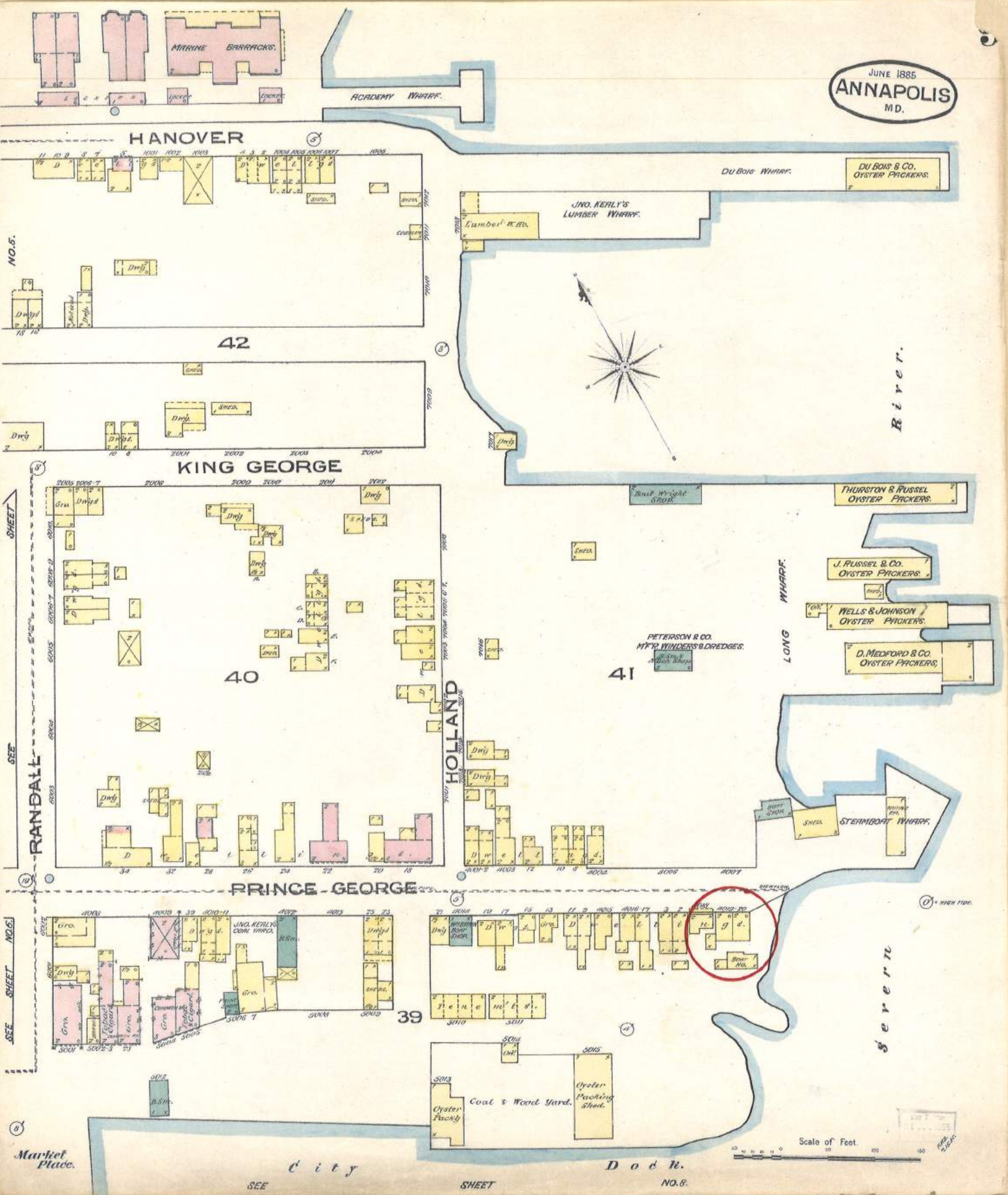
No. 4411 Equity.

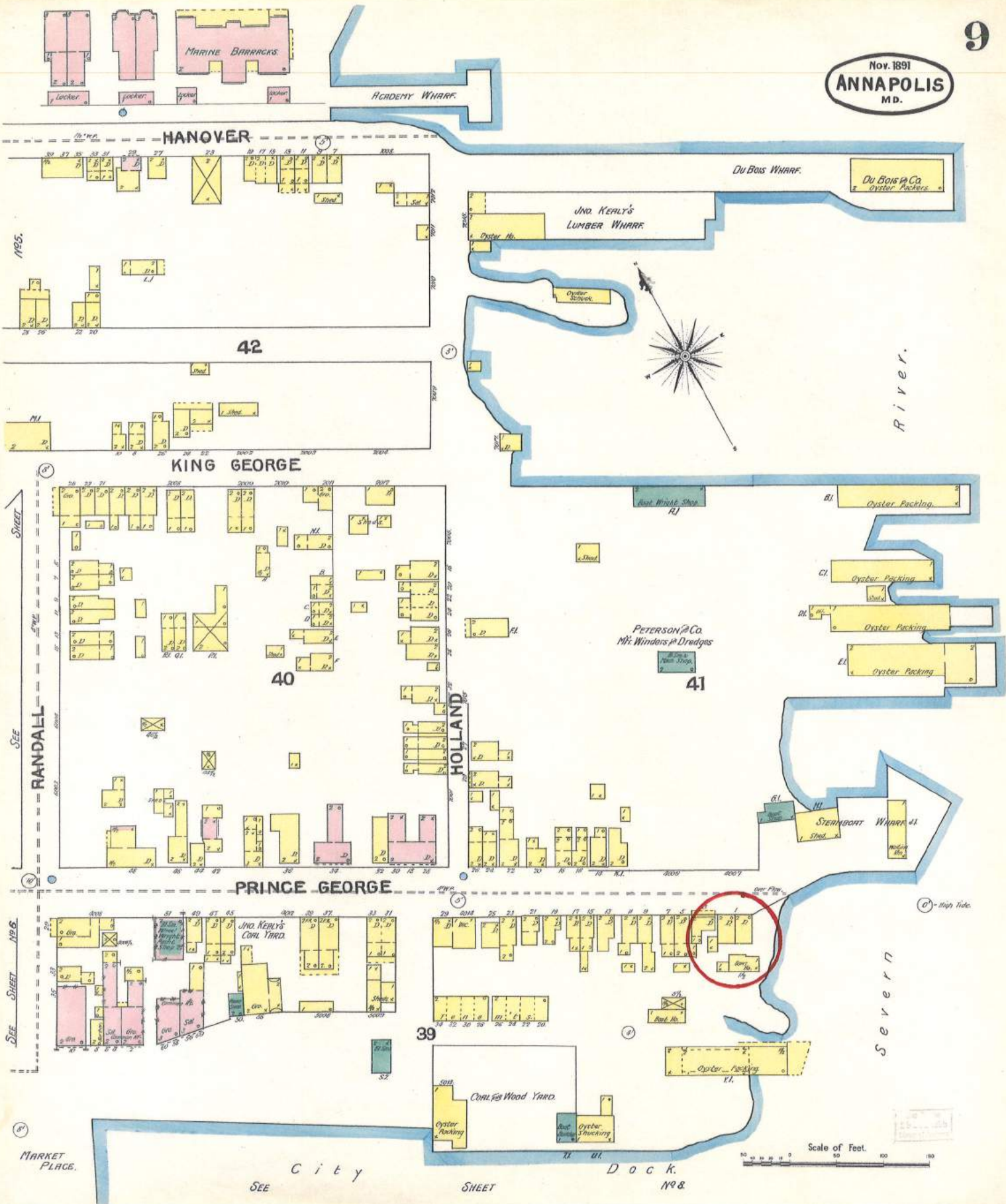
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APPENDIX

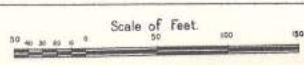
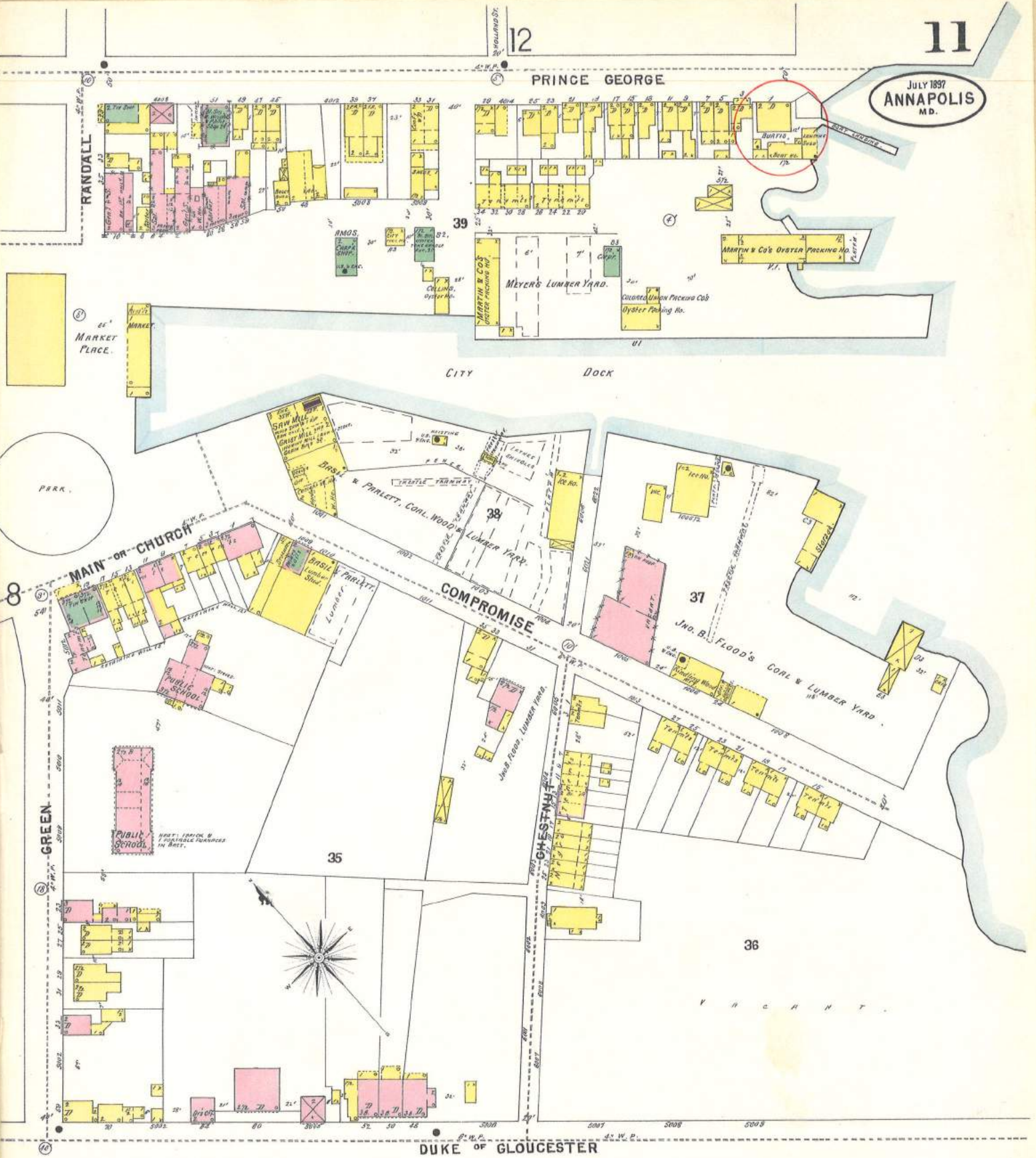
Sanborn Maps 1885, 1891, 1897, 1913, 1921, 1920, 1959

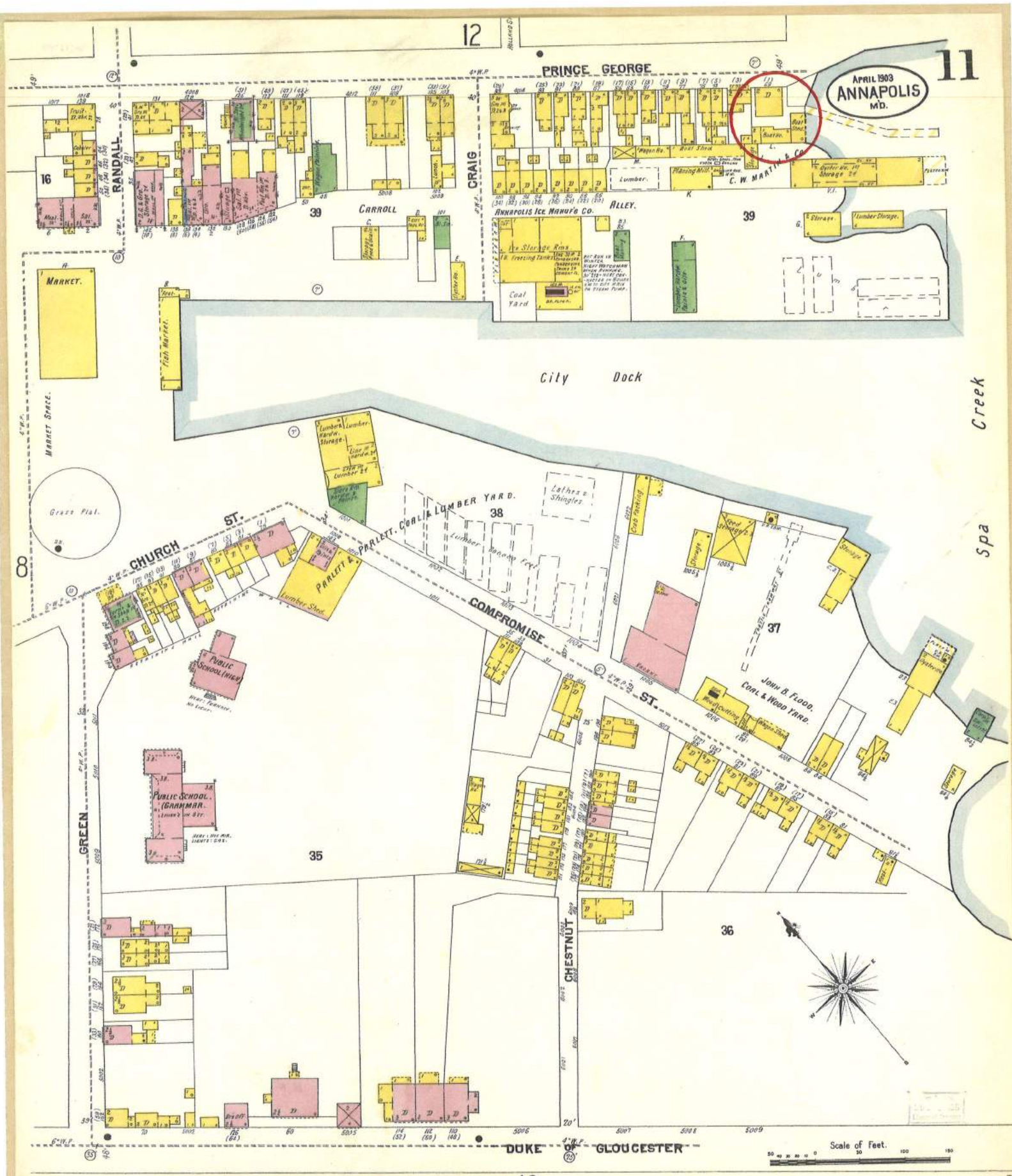
JUNE 1885
ANNAPOLIS
MD.



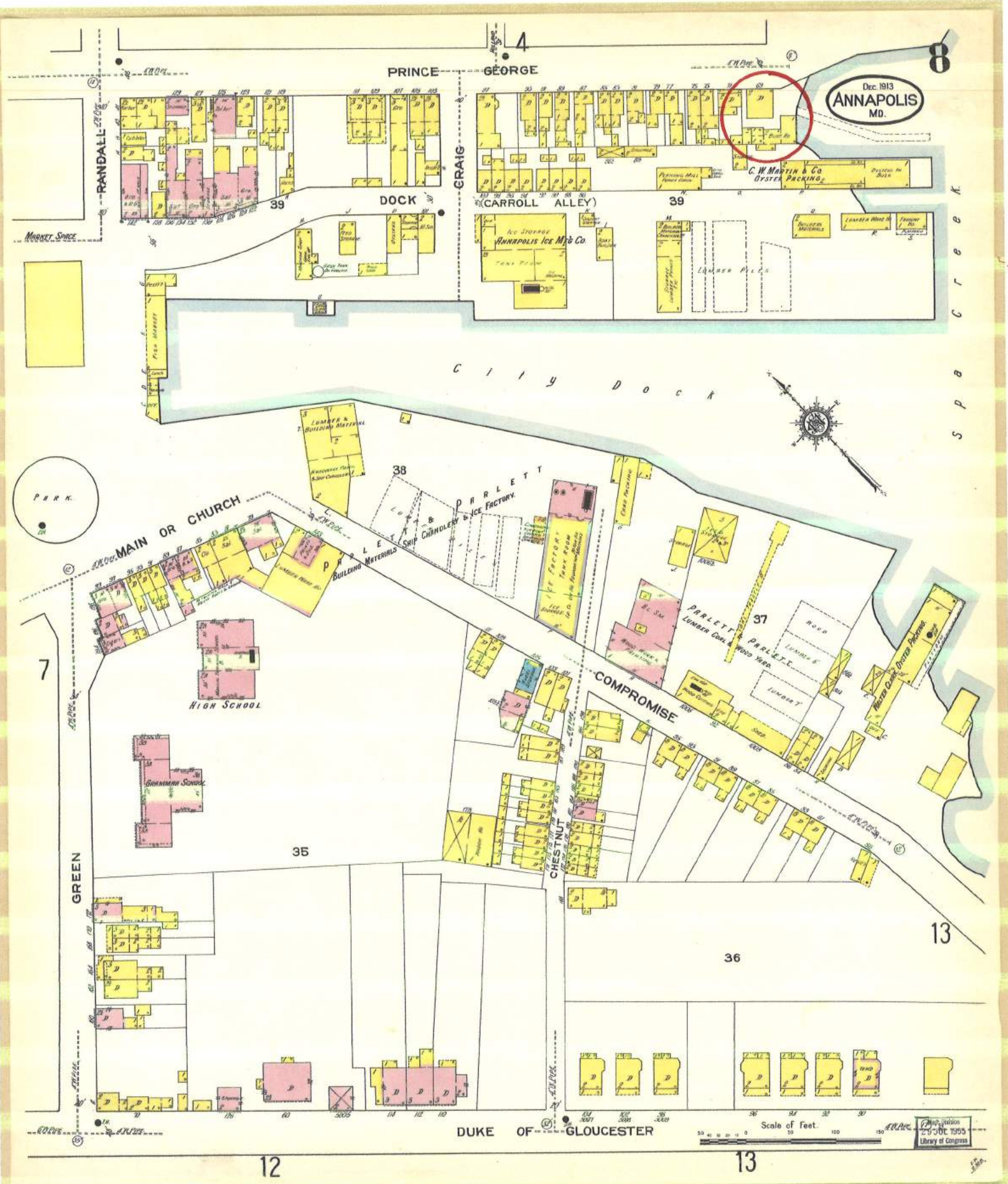


PRINCE GEORGE

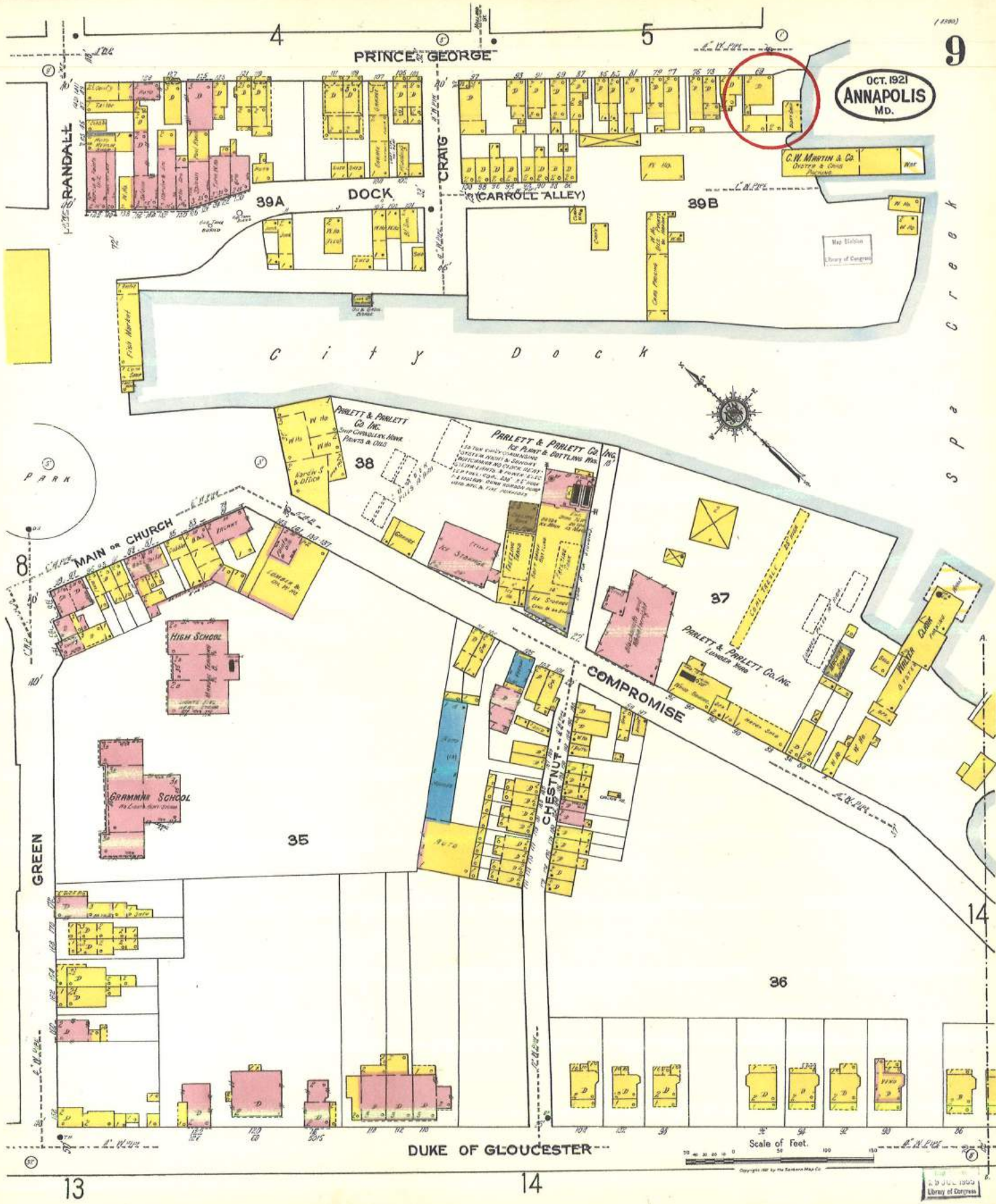




APRIL 1903 SANBORN INSURANCE MAP Library of Congress, Geography and Map Division, Online Collections



DEC 1913 SANBORN INSURANCE MAP Library of Congress, Geography and Map Division, Online Collections



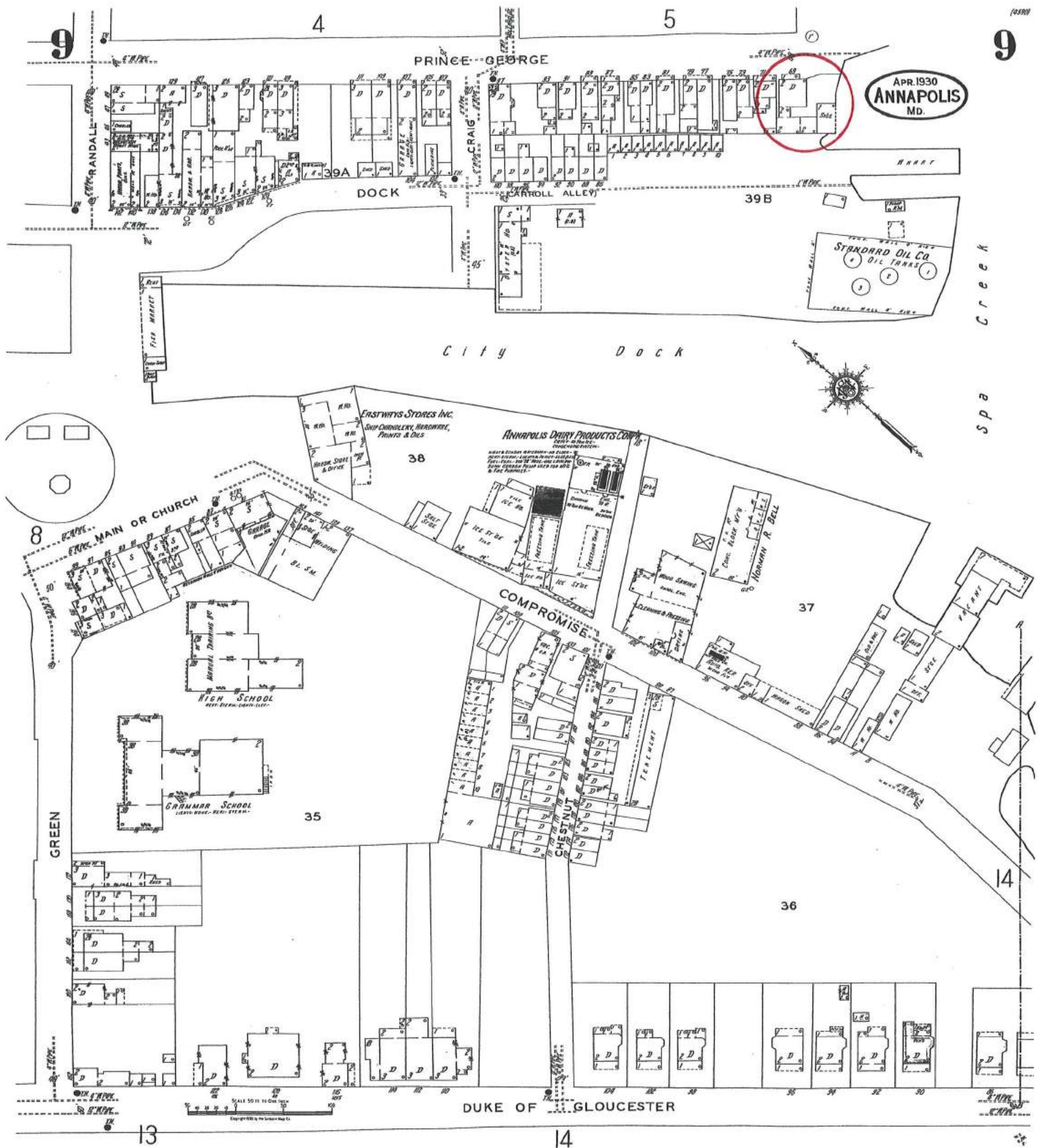
OCT. 1921
ANNAPOLIS
Md.



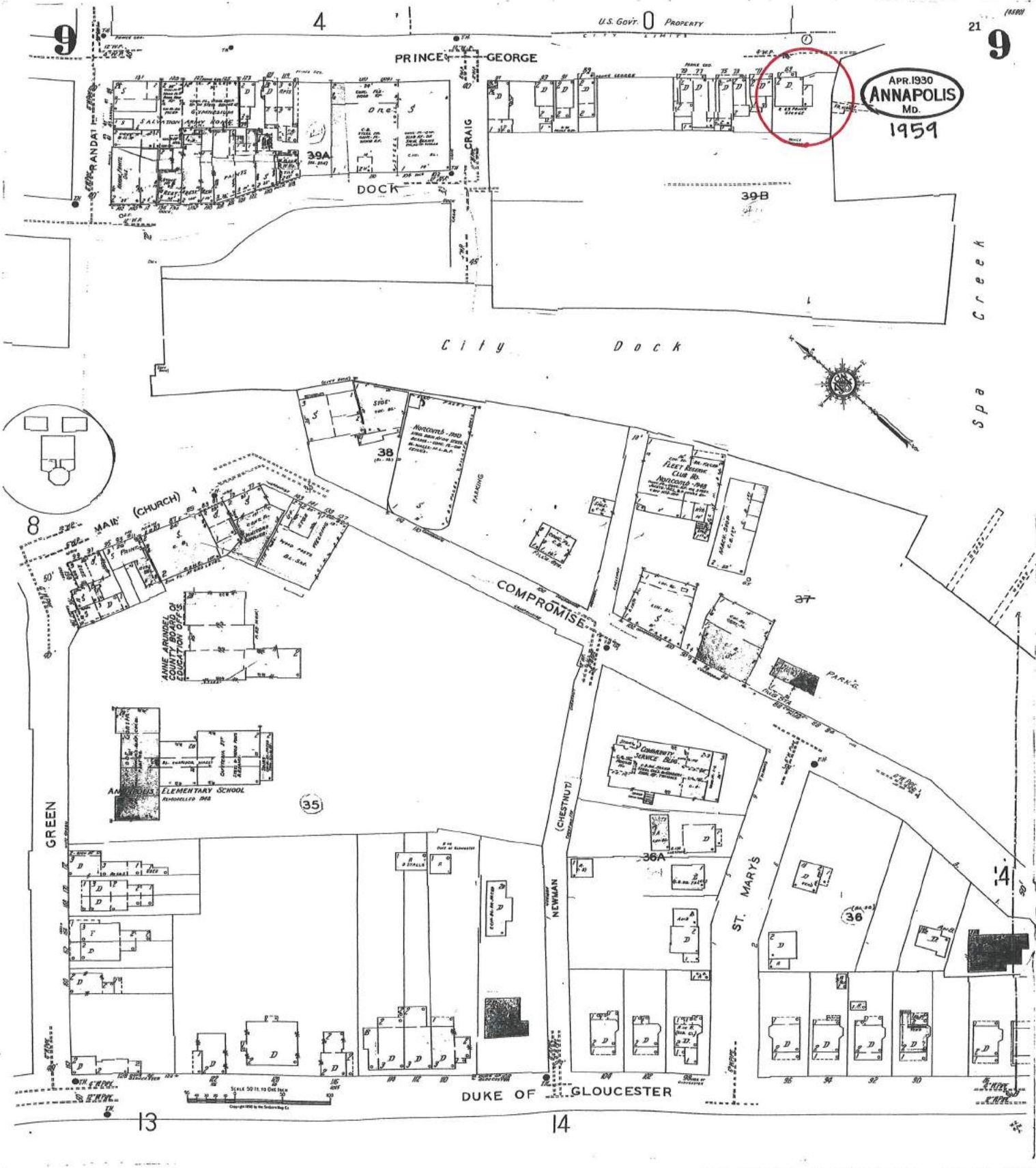
Scale of Feet.
0 50 100 150
Copyright 1921 by the Sanborn Map Co.

Library of Congress

APR 1930
ANNAPOLIS
MD



APR 1930 SANBORN INSURANCE MAP City of Annapolis



APR. 1930
ANNAPOLIS
 MD.
 1959

APR 1930 UPDATED 1959 SANBORN INSURANCE MAP City of Annapolis

APPENDIX

| Building Development Diagrams

- c. 1885
- c. 1921-1930
- c. 1930-1959
- c. 1959-1970



PRINCE GEORGE STREET

12.0

13.0

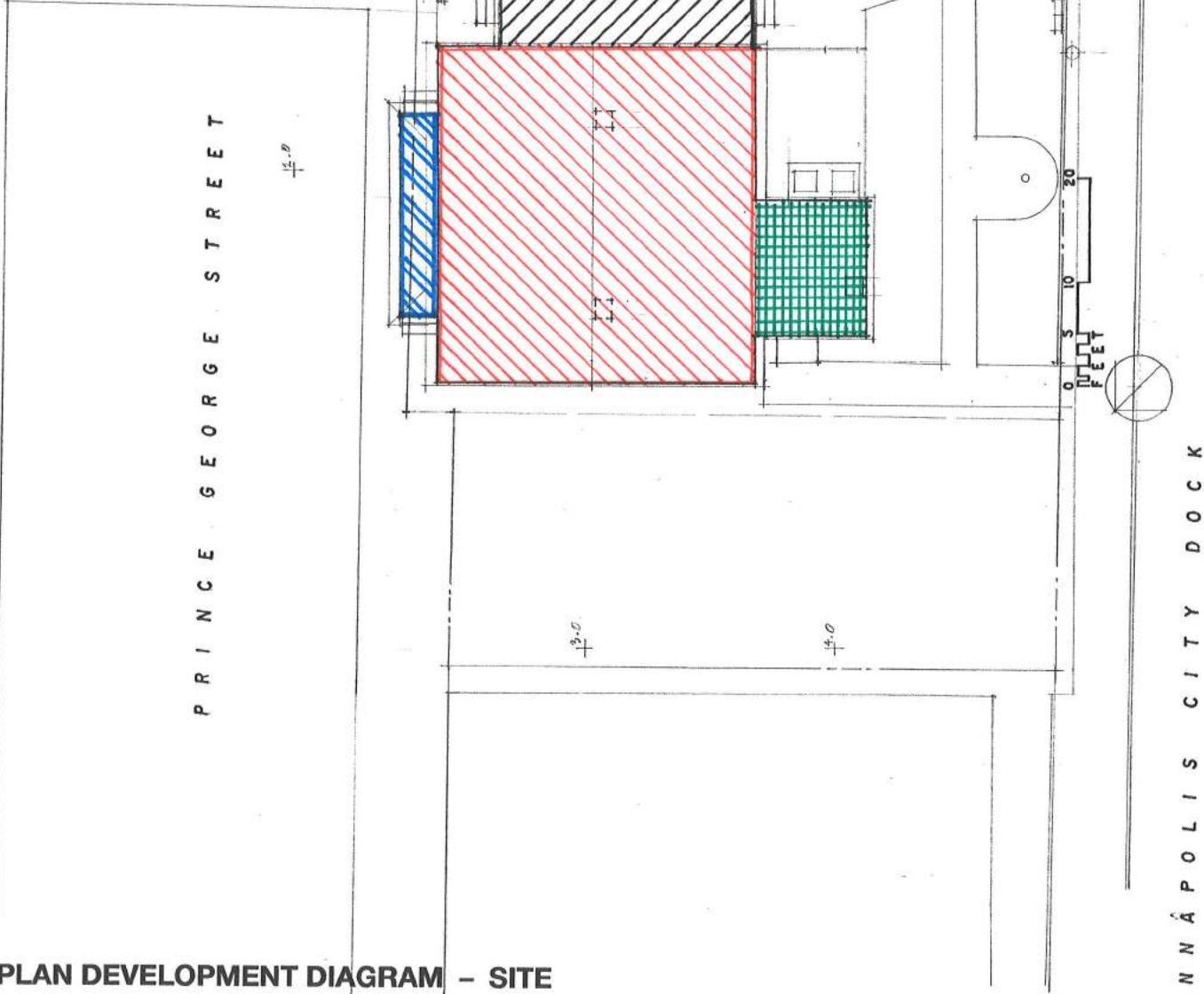
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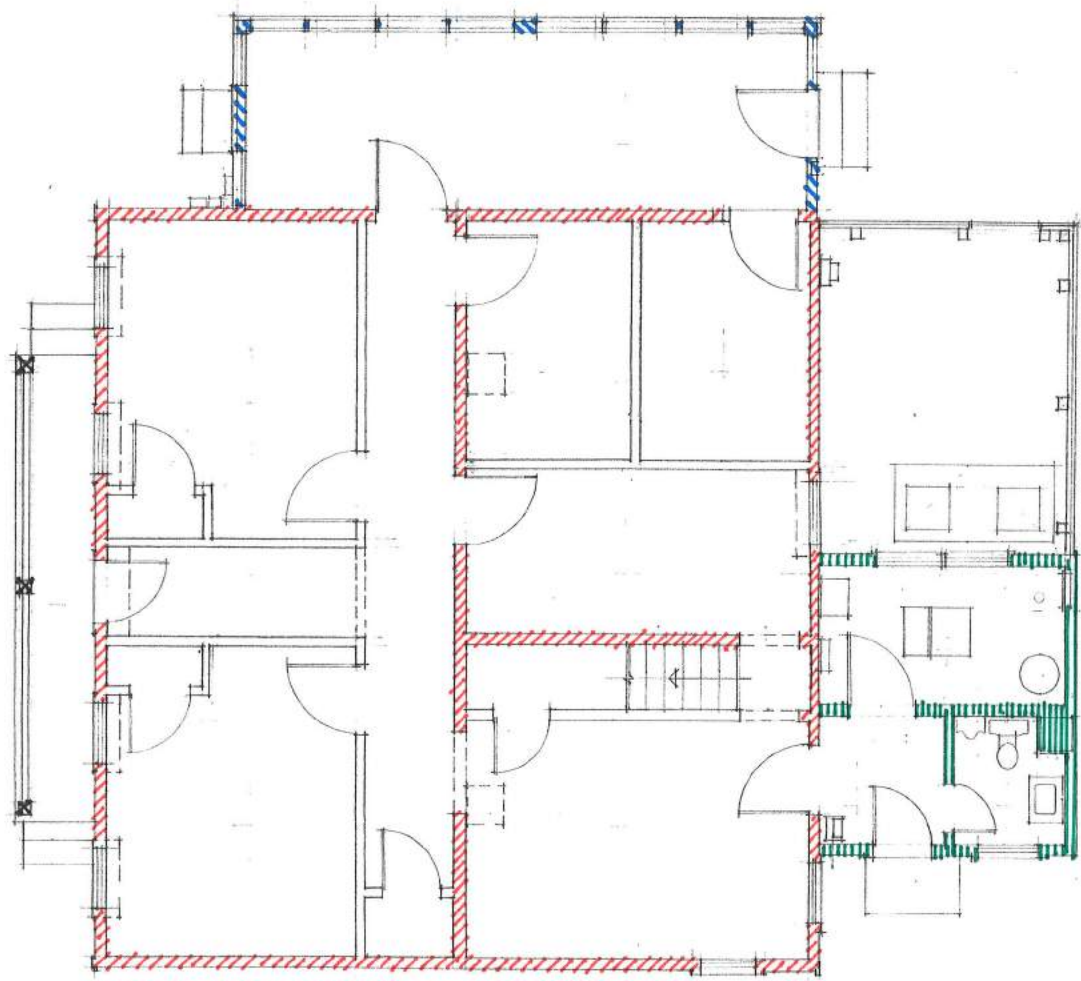
S P A
C R E E K

ANNAPOLIS CITY DOCK SITE PLAN

PLAN DEVELOPMENT DIAGRAM - SITE



-  c1885 N/ ORIGINAL FINISHES
-  c1885 N/ MAJOR RECONSTRUCTION
-  c1885 N/ NEW FINISHES OVER ORIGINAL
-  c1921-1930
-  c1930-1950
-  c1959-1970
-  CONTEMPORARY (21ST CENTURY)










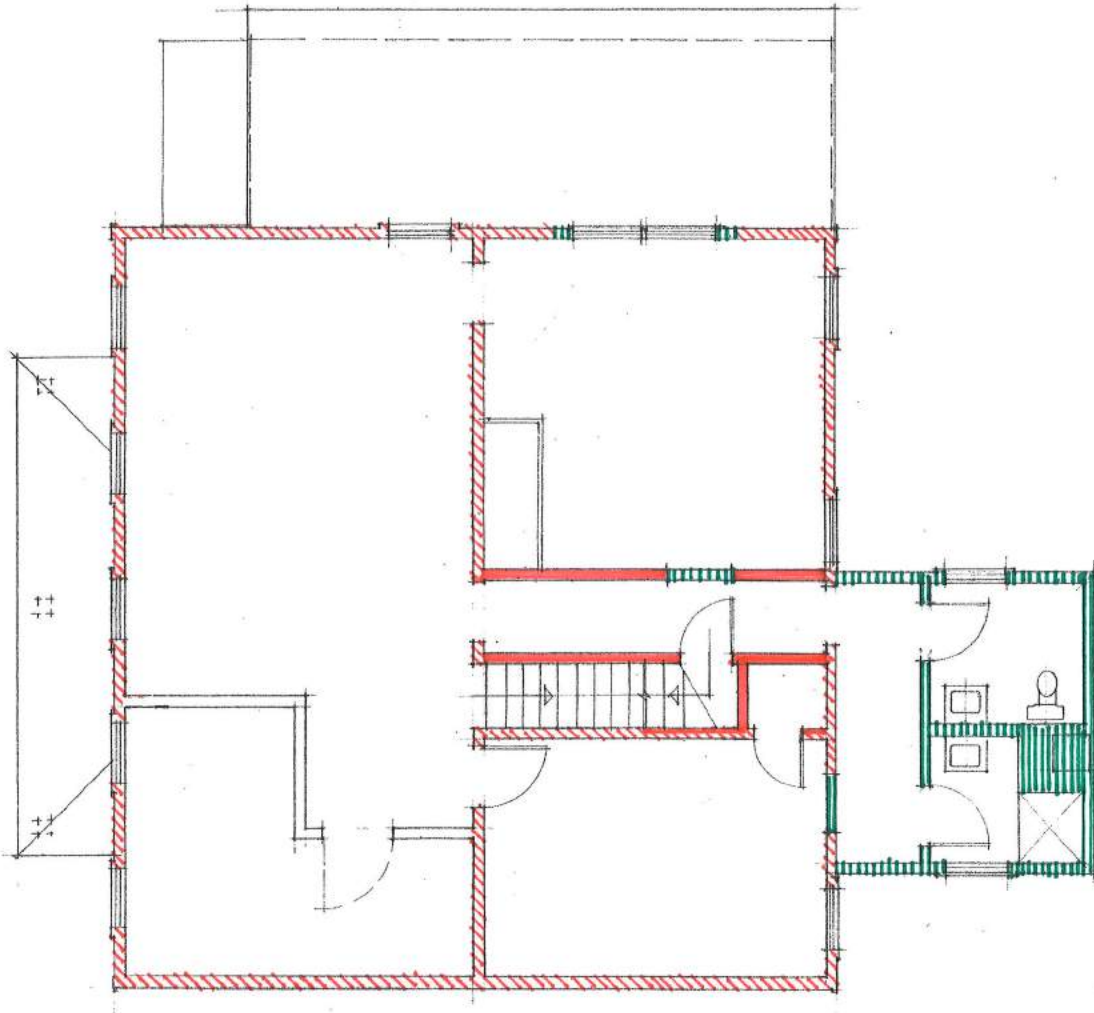
0 1 2 3 4 5 10
FEET



F I R S T F L O O R P L A N

PLAN DEVELOPMENT DIAGRAM - FIRST FLOOR

-  c 1885 w/ ORIGINAL FINISHES
-  c 1885 w/ MAJOR RECONSTRUCTION
-  c 1885 w/ NEW FINISHES OVER ORIGINAL
-  c 1921 - 1930
-  c 1930 - 1950
-  c 1959 - 1970
-  CONTEMPORARY

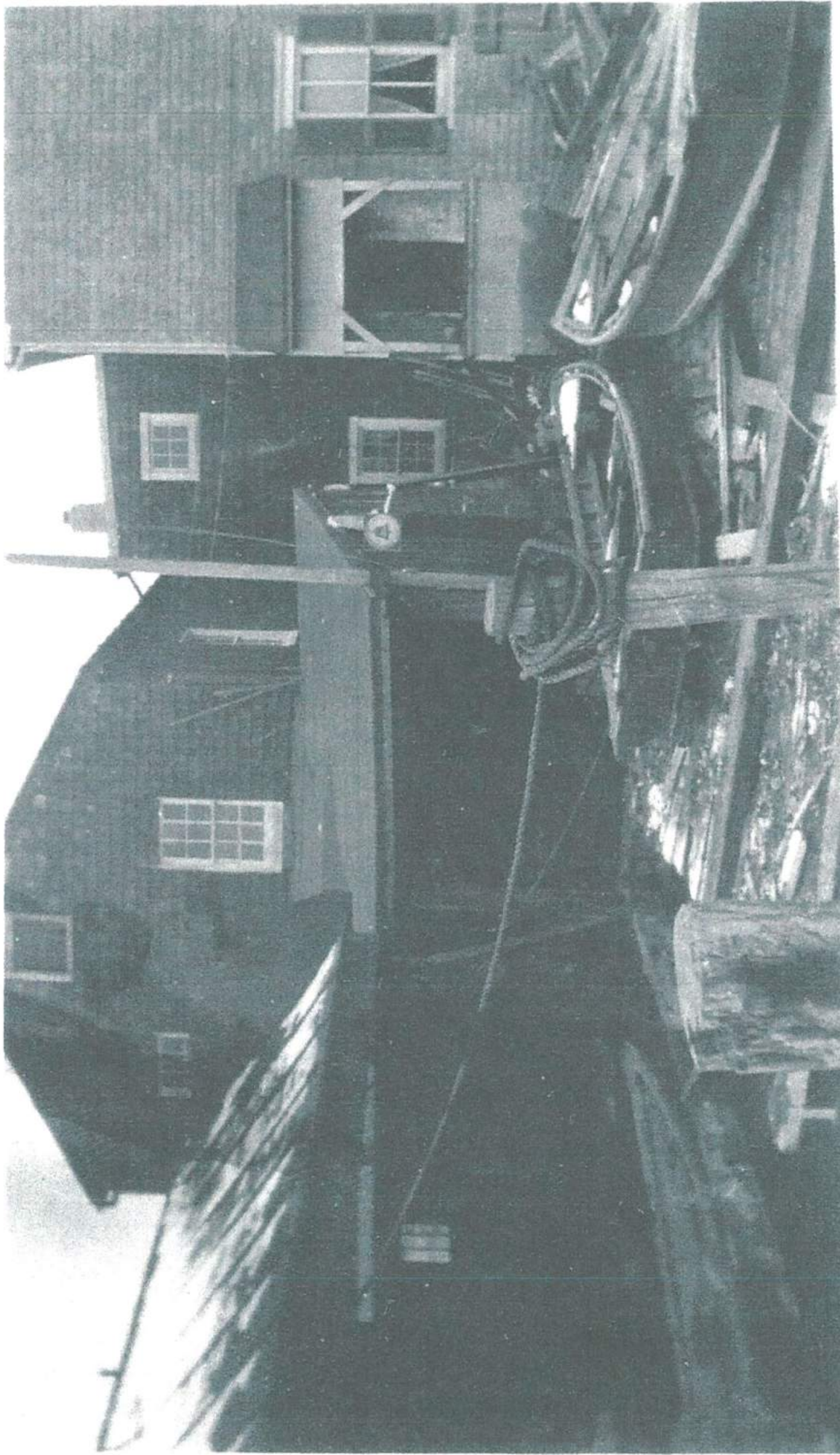


SECOND FLOOR PLAN

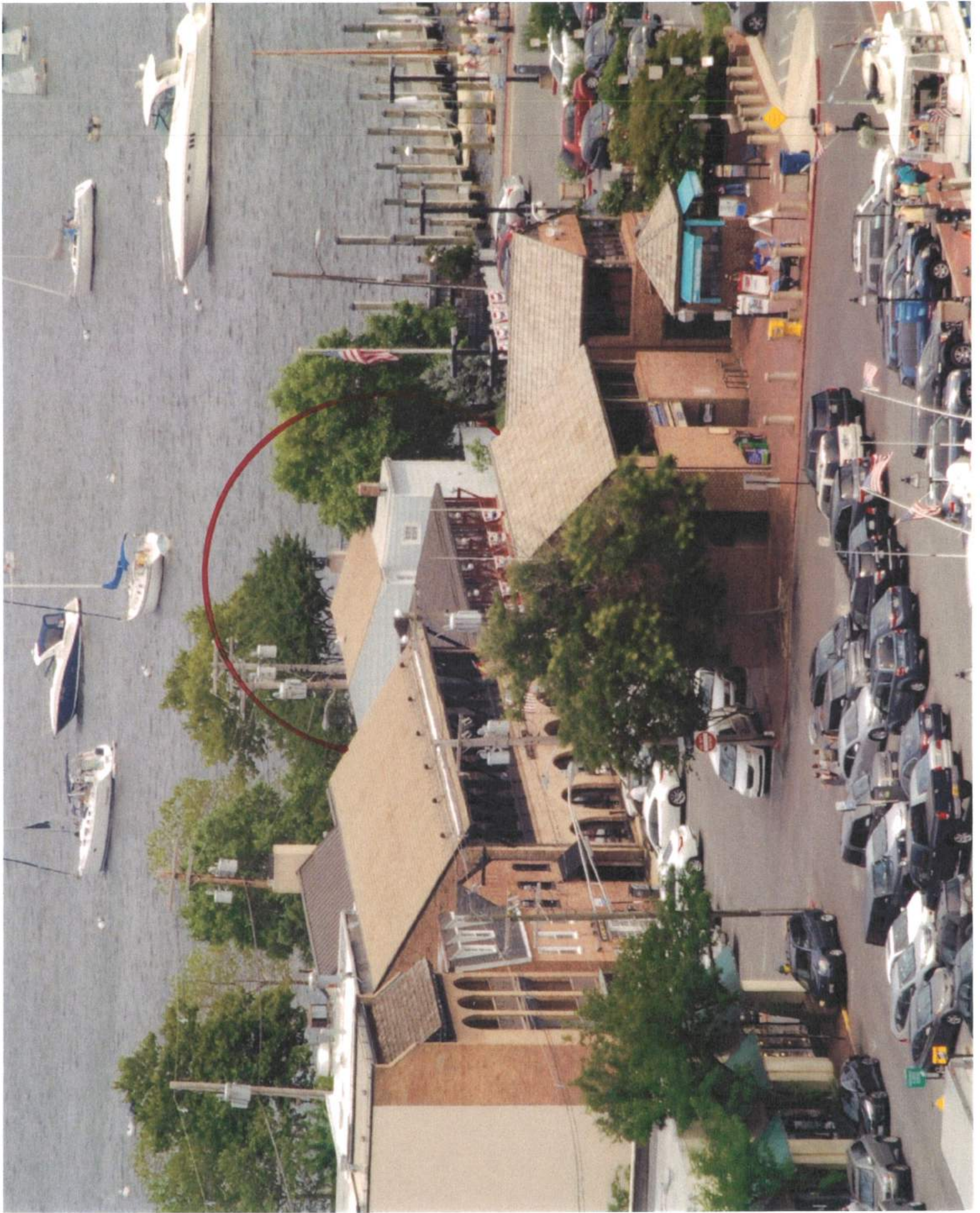
PLAN DEVELOPMENT DIAGRAM - SECOND FLOOR

APPENDIX

Photographs
 Historic
 Current Exterior
 Current Interior



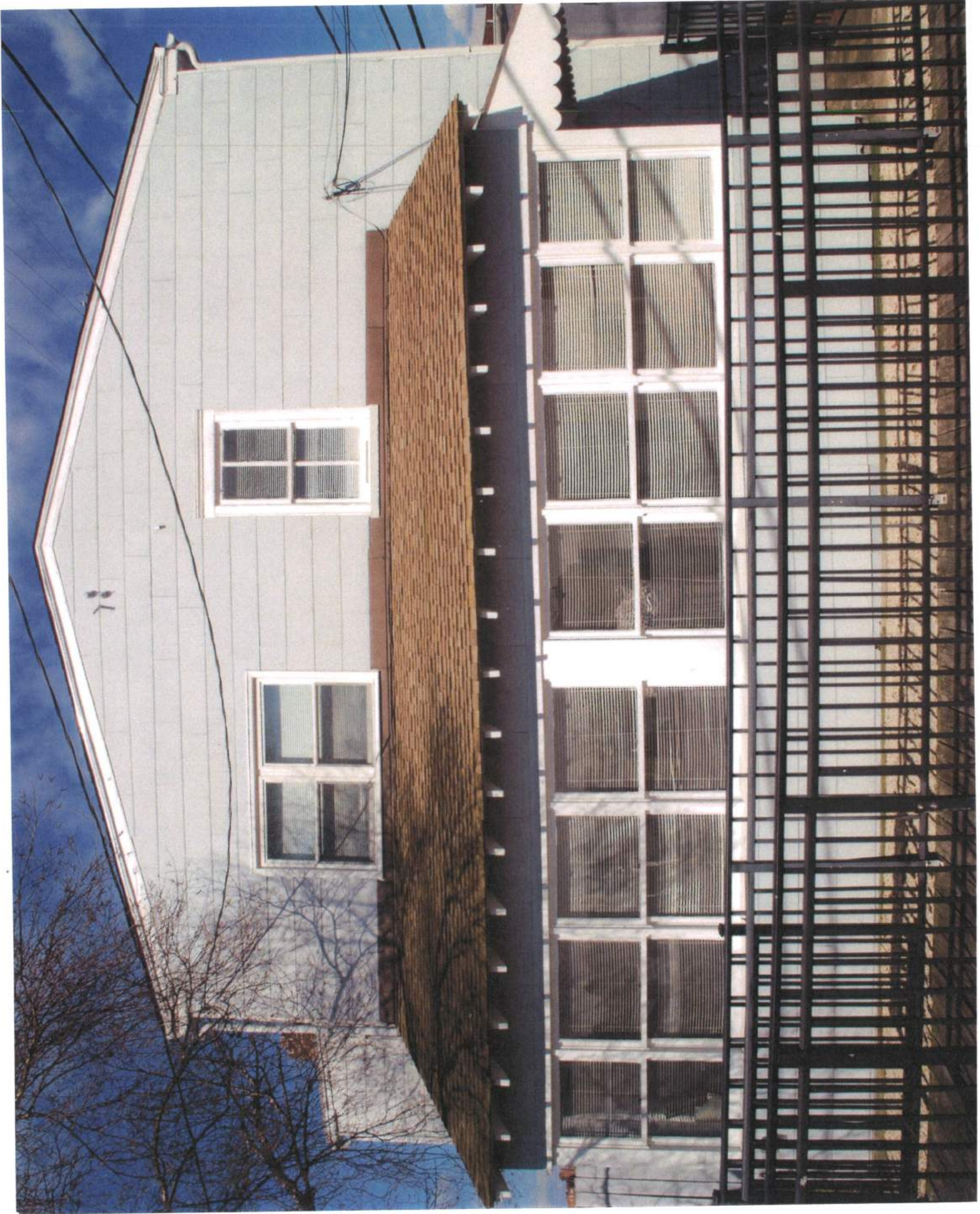
69 Prince George Street from Water c1941 Collection of Jane Campbell-Chambliss



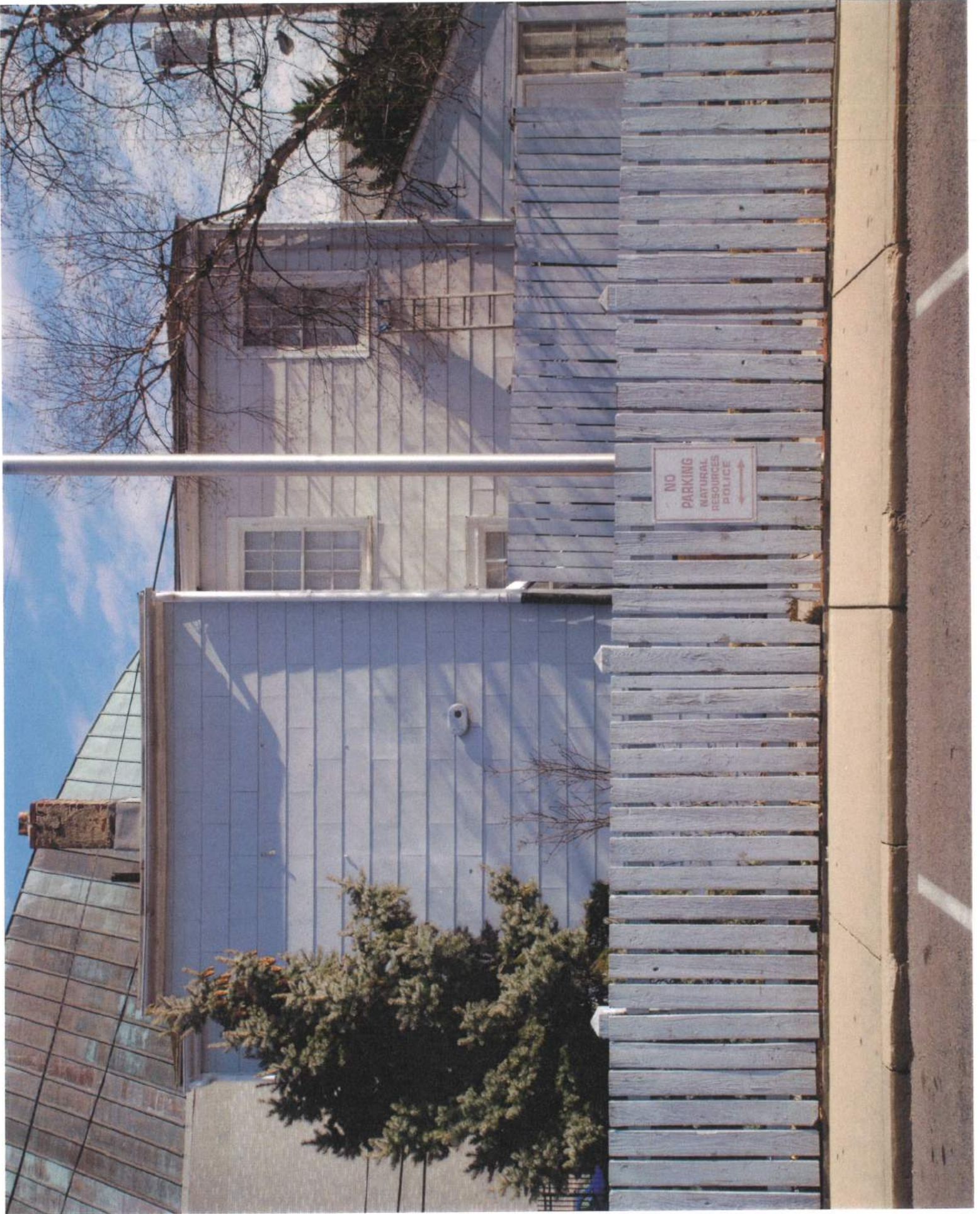
Current View of 69 Prince George Street From State House Dome Michael Dowling, July 2017



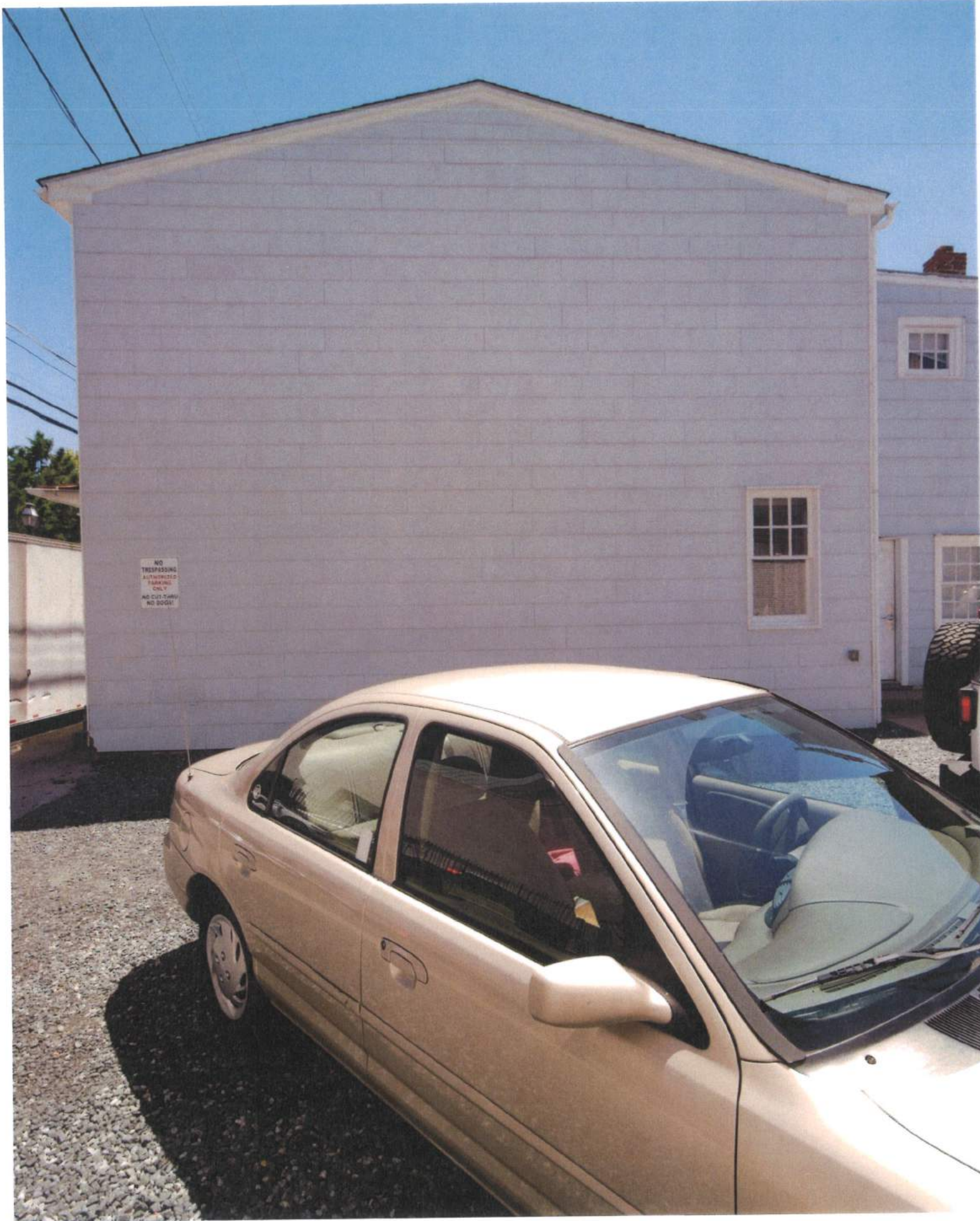
Northeast Elevation View Michael Dowling, August 2017



Southeast Elevation View Michael Dowling, August 2017



Southwest Elevation View Michael Dowling, August 2017



Northwest Elevation View Michael Dowling, August 2017



Typical existing interior space showing contemporary finishes.



Typical existing interior space showing contemporary finishes.



Typical existing first floor interior space showing current finishes.



Typical existing first floor interior space showing current finishes.



Space above suspended ceiling on First Floor.
Showing new framing and drywall.



Space above suspended ceiling on First Floor.
Showing ductwork, cables, and removed finishes.



Space above suspended ceiling above large room on second floor. Showing early wallpaper and picture rail trim, papered ceiling, and furring for celotex ceiling tile.



Space above suspended ceiling above second floor. Showing paneling, ceiling system, wallpaper and 20th century Cellotex ceiling tile installation.



Attic framing showing ridge beam and rafters and inside surface of original exterior german siding. Looking northeast.



Attic framing at eave showing rafters and blocking. Looking southeast.



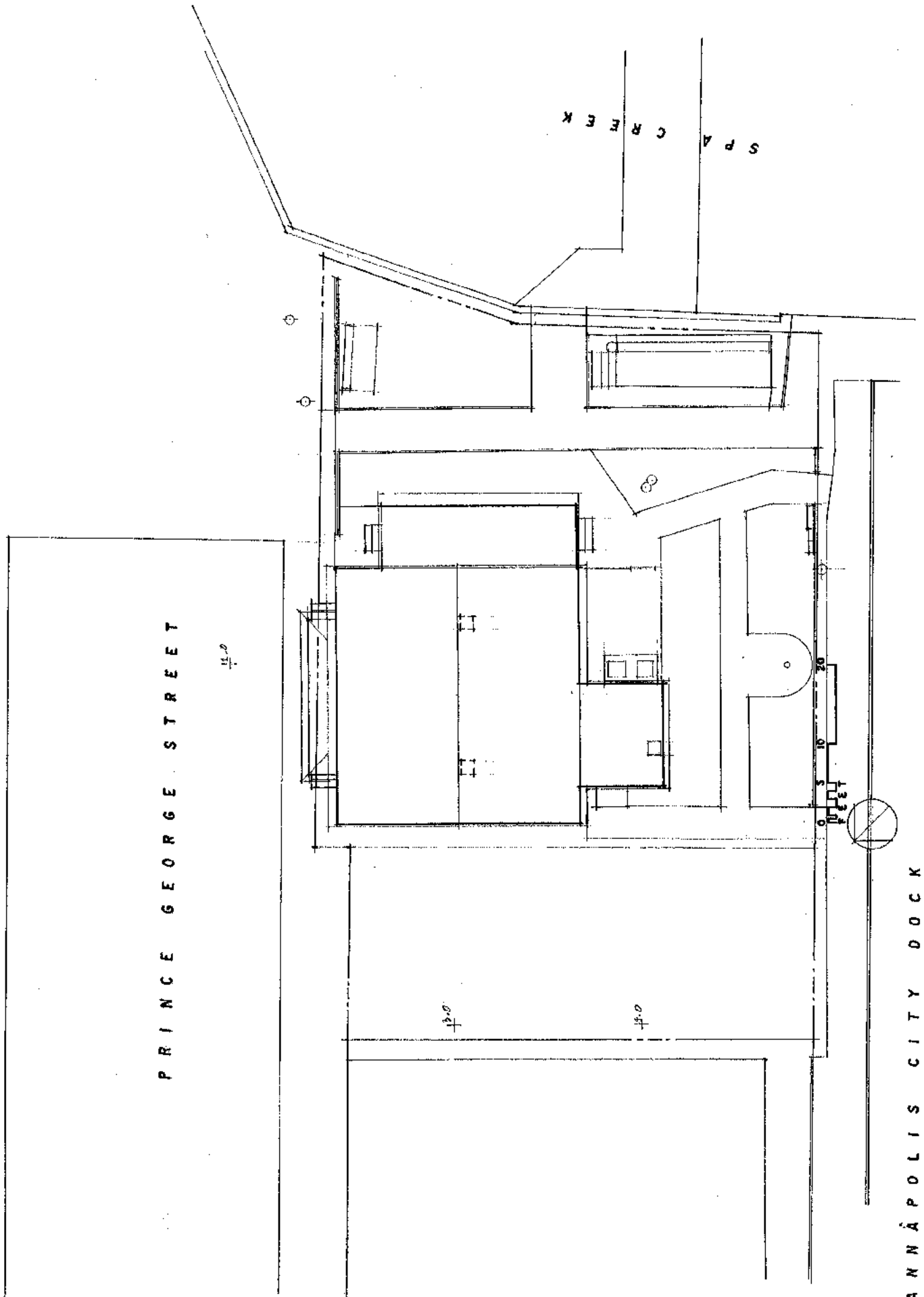
Roof structure above porch on southeast elevation. Showing 20th century porch framing set on shingle siding (installed over original German siding.)



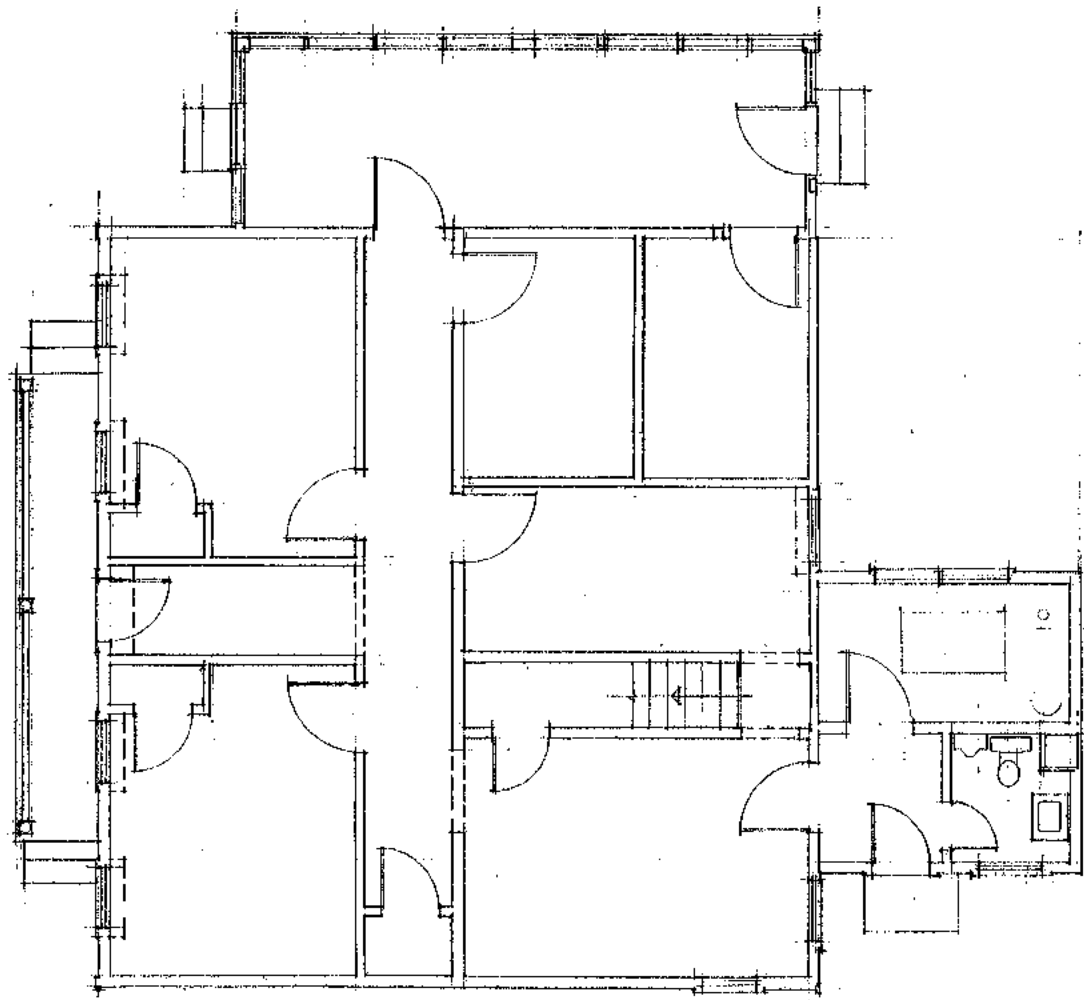
Walls at stair to attic showing old movie posters.

APPENDIX

Architectural Drawings
Existing Site Plan
Existing Floor Plans
Existing Elevations
Original Window Details
Representative Field Notes

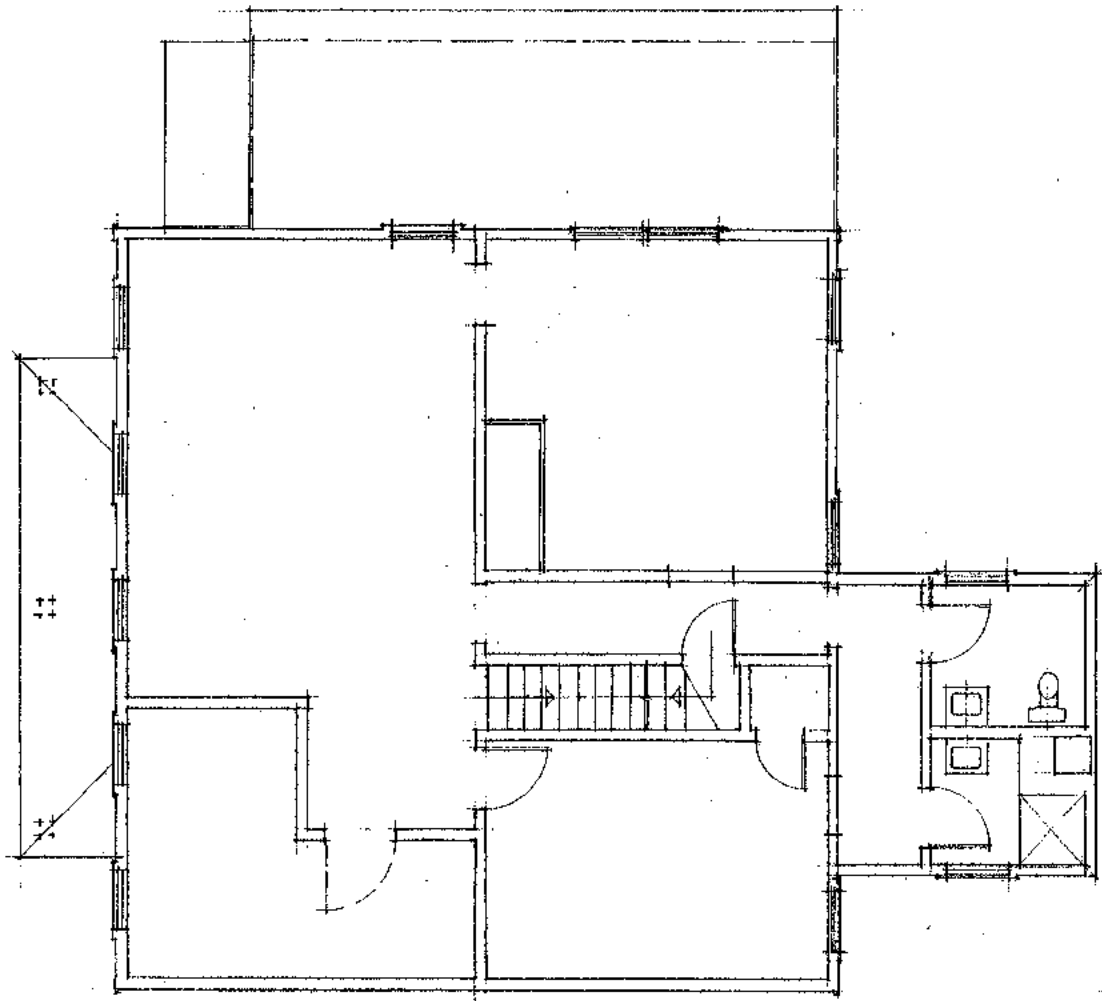


Existing Site Plan



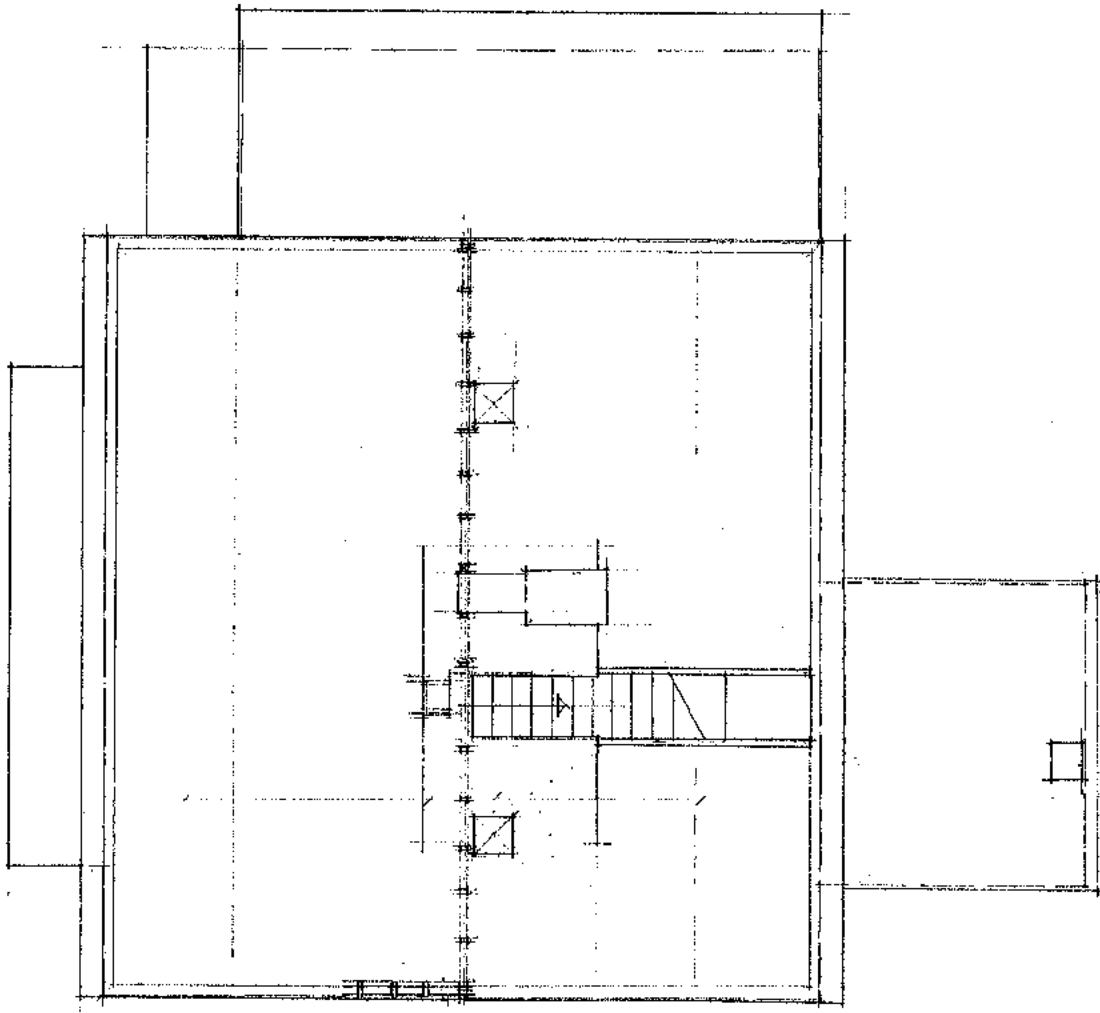
FIRST FLOOR PLAN

Existing First Floor Plan from Field Measurements



S.E.C.O.N.D. F.L.O.O.R. P.L.A.N.

Existing Second Floor Plan from Field Measurements

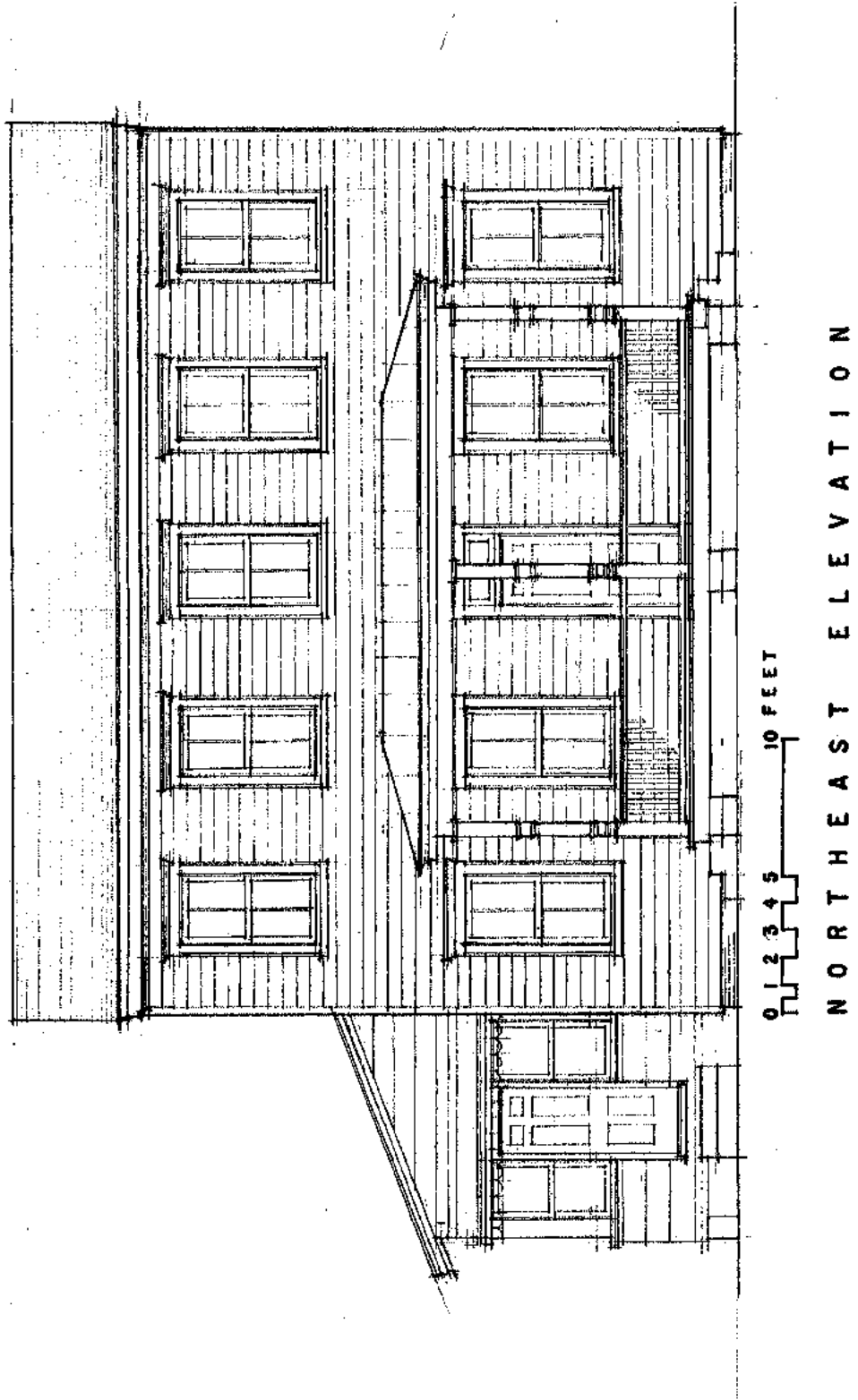


0 1 2 3 4 5 6 7 8 9 10
FEET

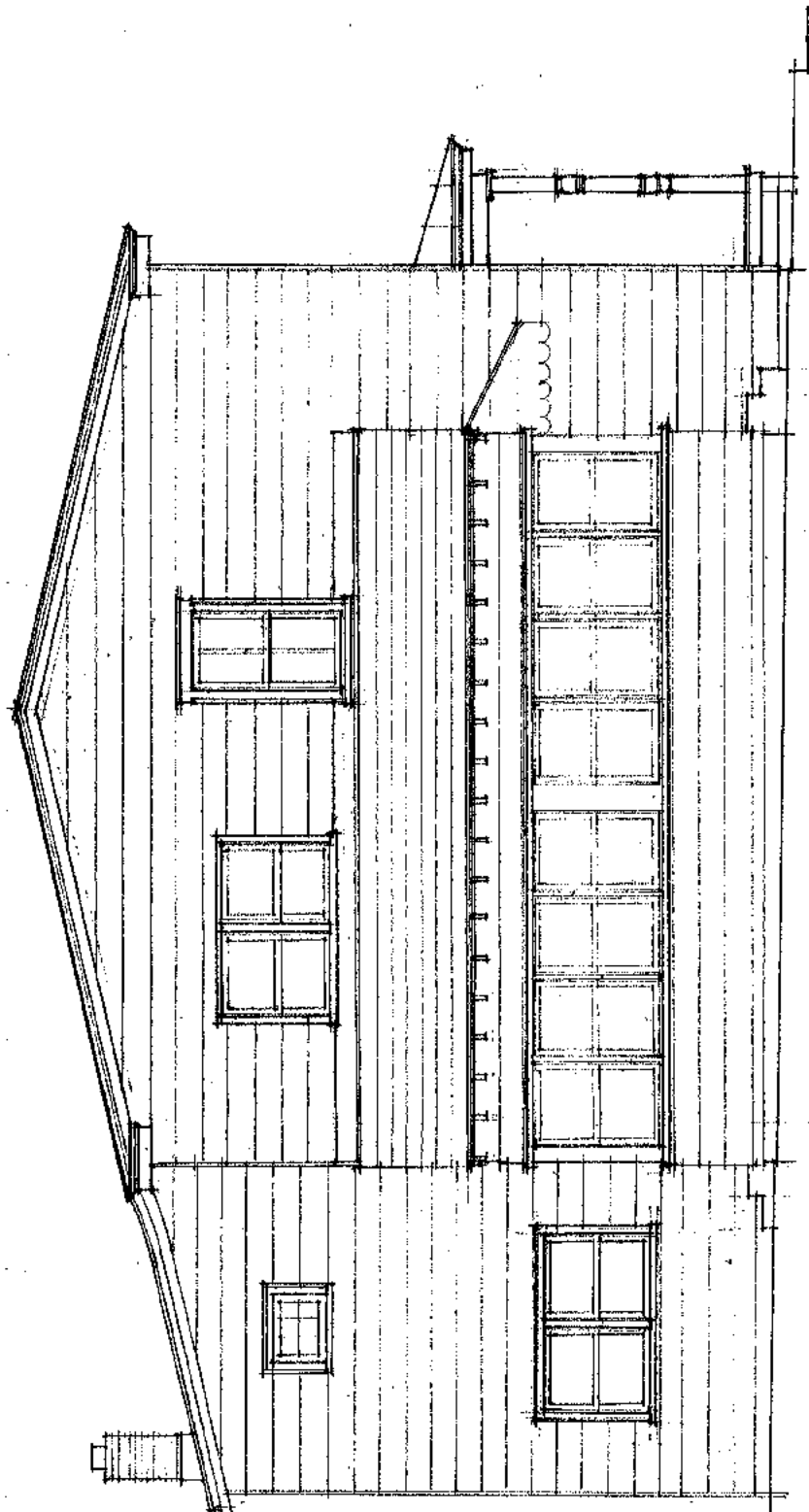


ATTIC PLAN

Existing Attic Plan from Field Measurements



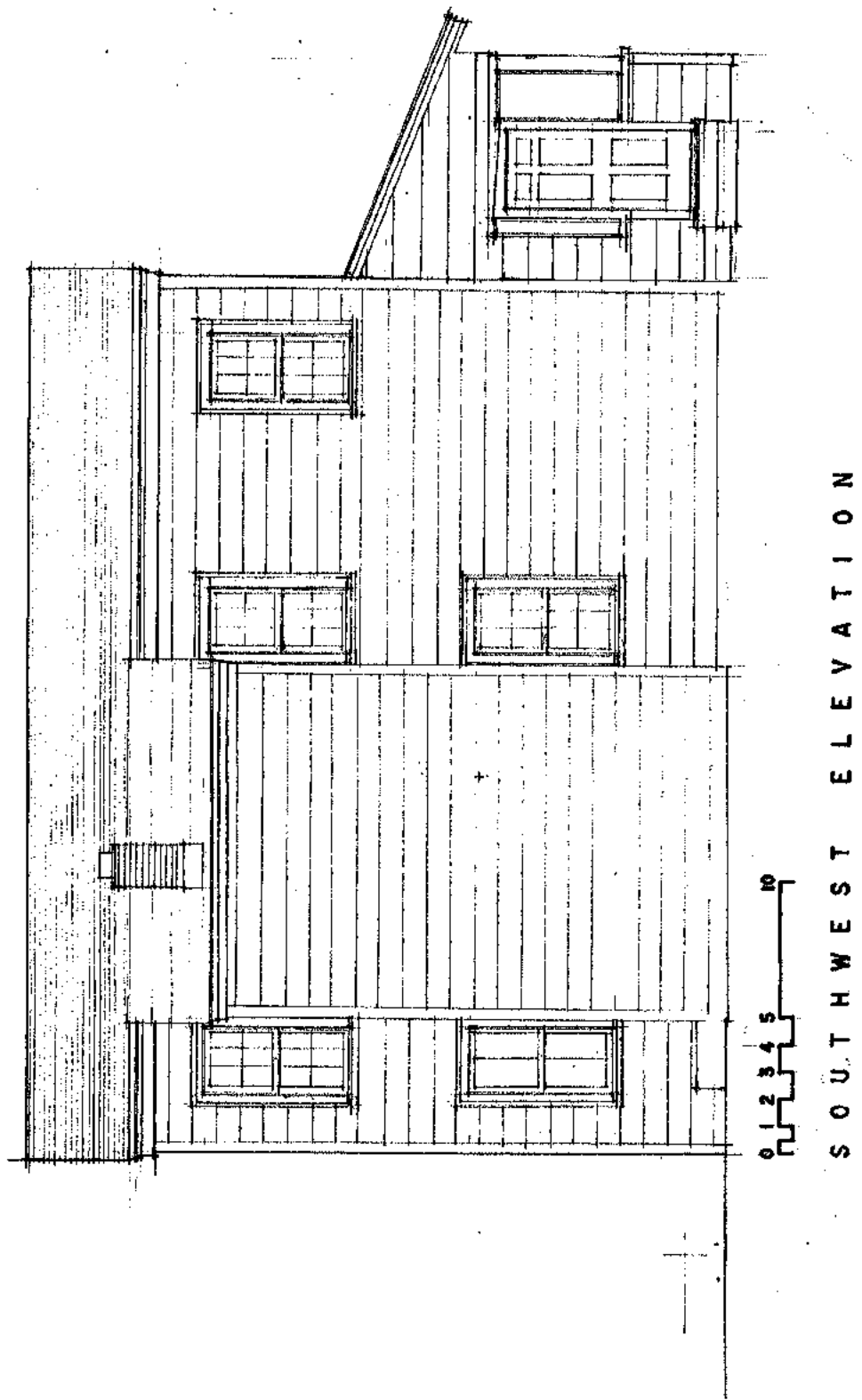
Existing Northeast Elevation from Field Measurements



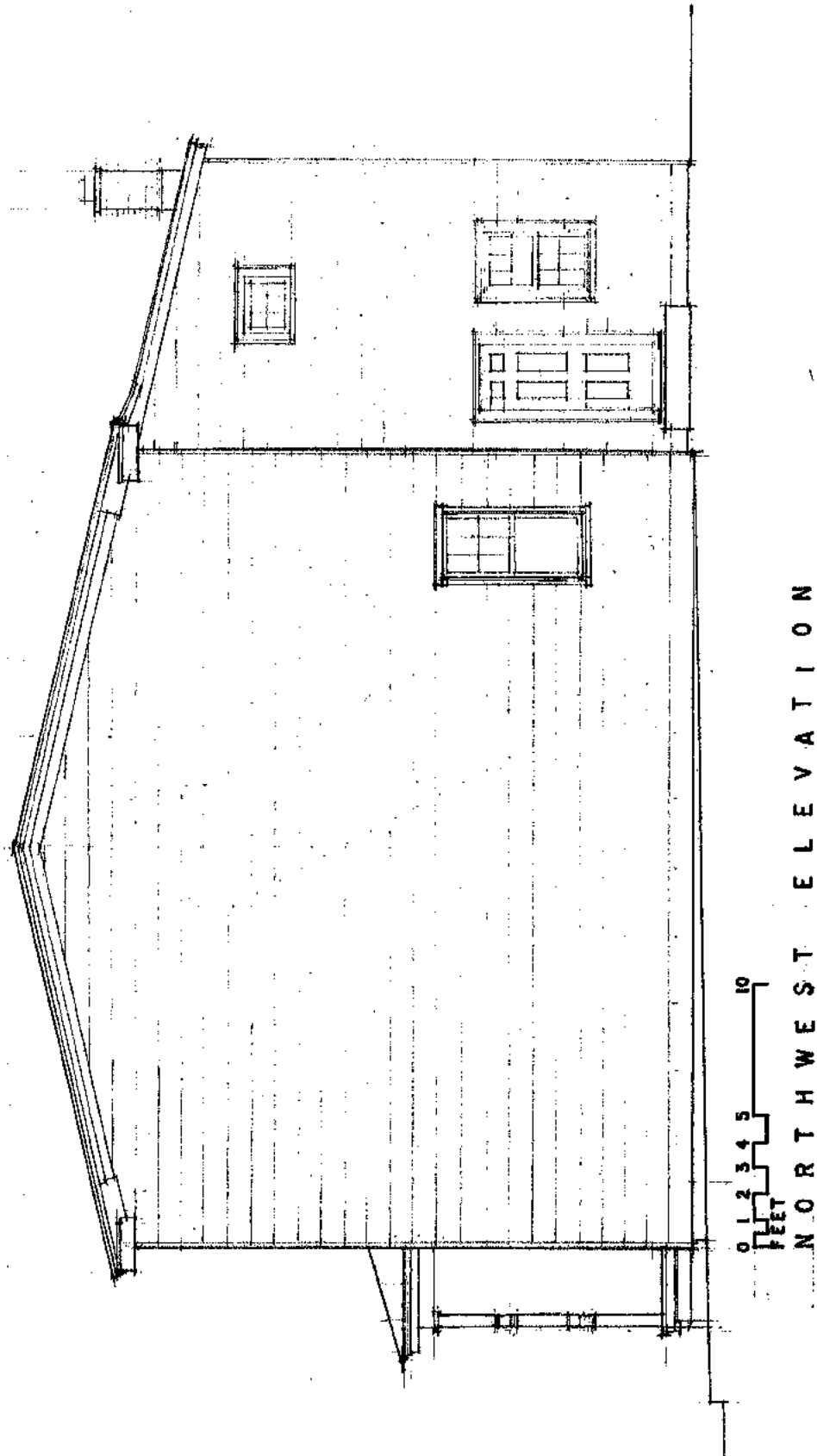
0 1 2 3 4 5 10
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S O U T H E A S T E L E V A T I O N

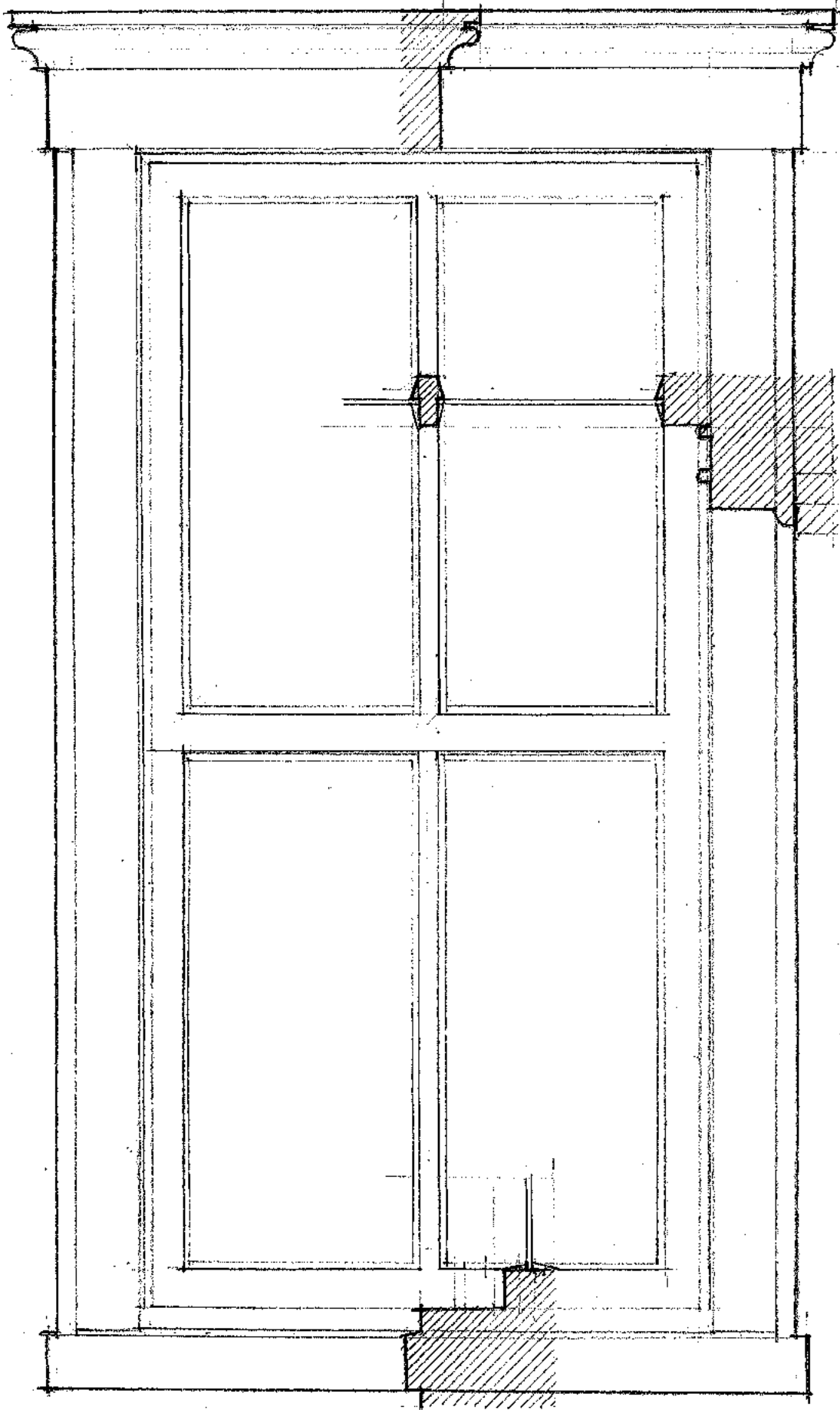
Existing Southeast Elevation from Field Measurements



Existing Southwest Elevation from Field Measurements

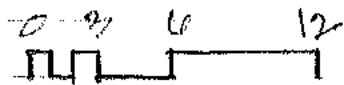
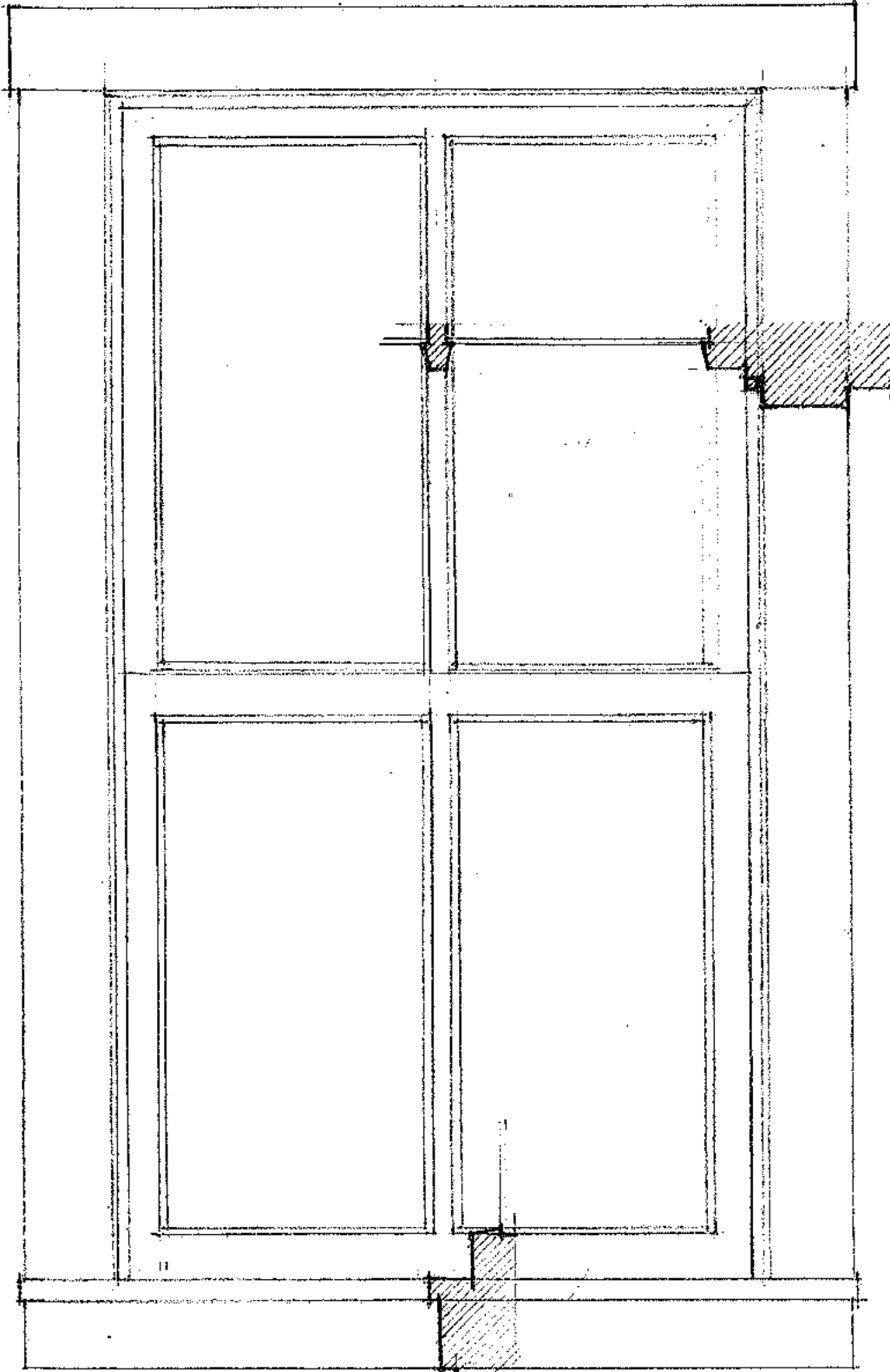


Existing Northwest Elevation from Field Measurements



0 3 6 12

Original Exterior Window Trim from Field Measurements



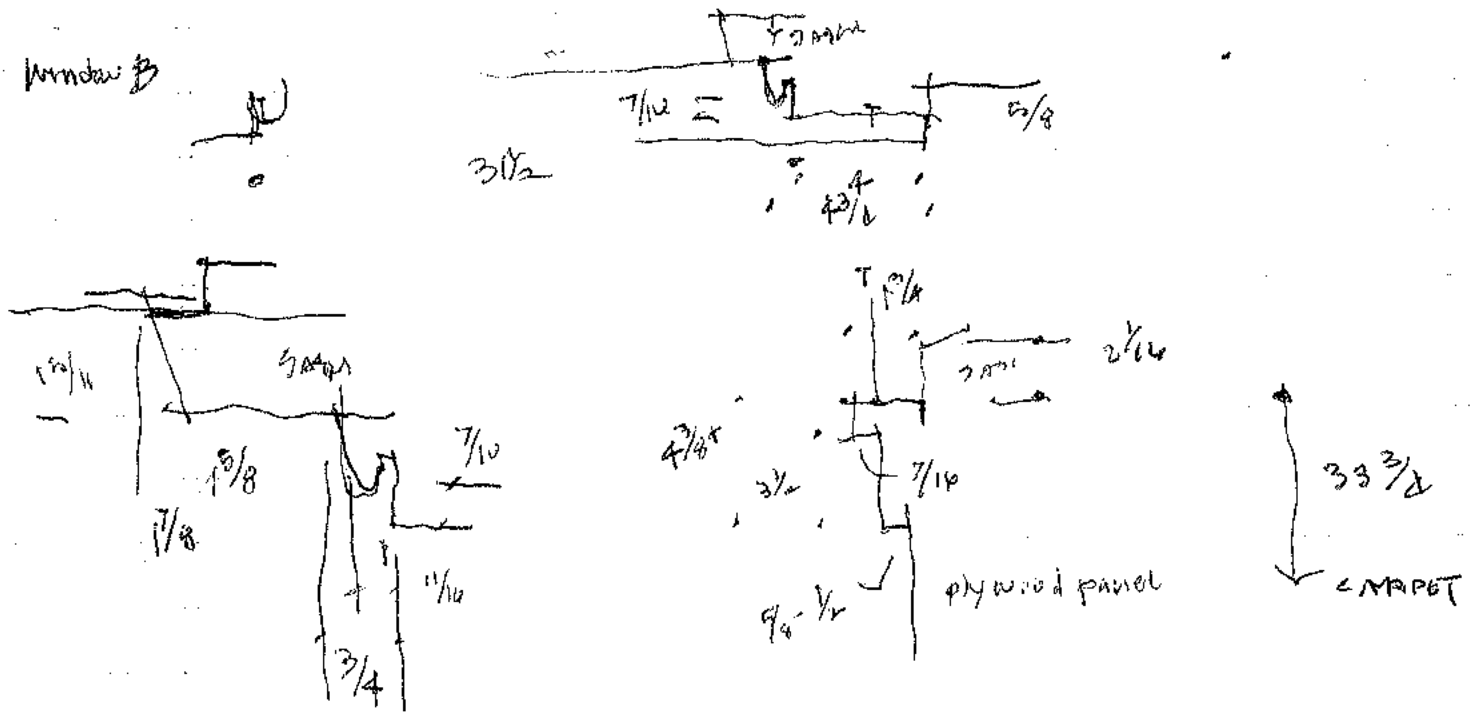
Original Interior Window Trim from Field Measurements

3/7

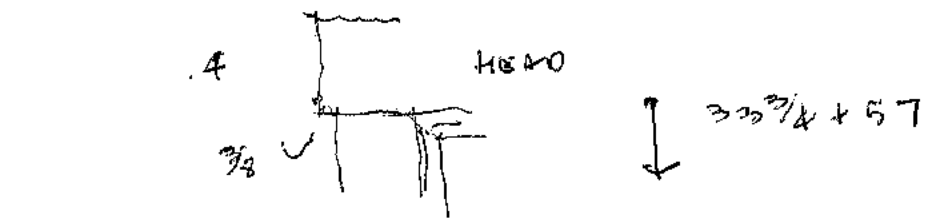
V

Window B

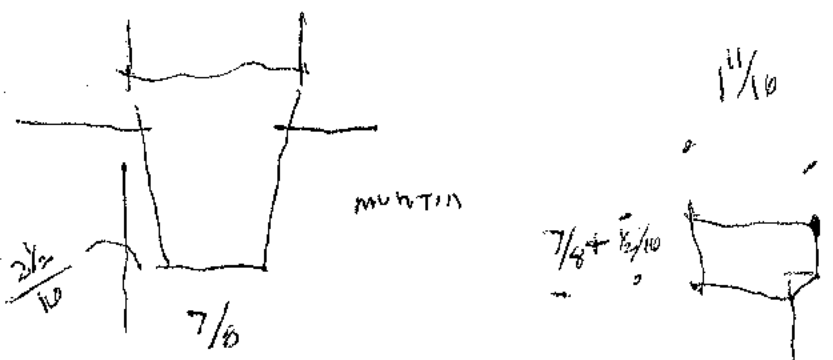
stop bead



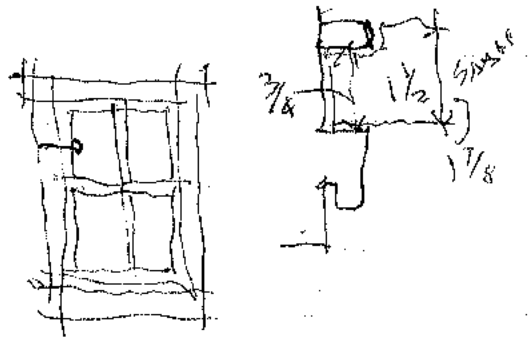
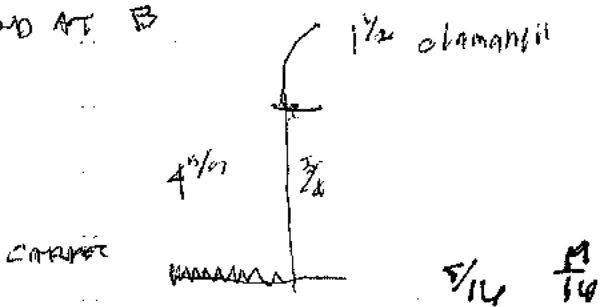
HEAD



MUNTIN



BASEBOARD AT B



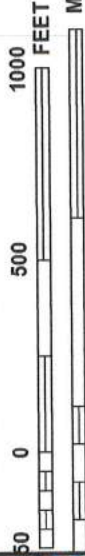
APPENDIX

| Flood Plain Map

National Flood Insurance Program at 1-800-638-0620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0251F

FIRM
FLOOD INSURANCE RATE MAP
ANNE ARUNDEL COUNTY,
MARYLAND
AND INCORPORATED AREAS

PANEL 251 OF 385

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---------------------|--------|-------|--------|
| ANNAPOLIS CITY OF | 240009 | 0251 | F |
| ANNE ARUNDEL COUNTY | 240008 | 0251 | F |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

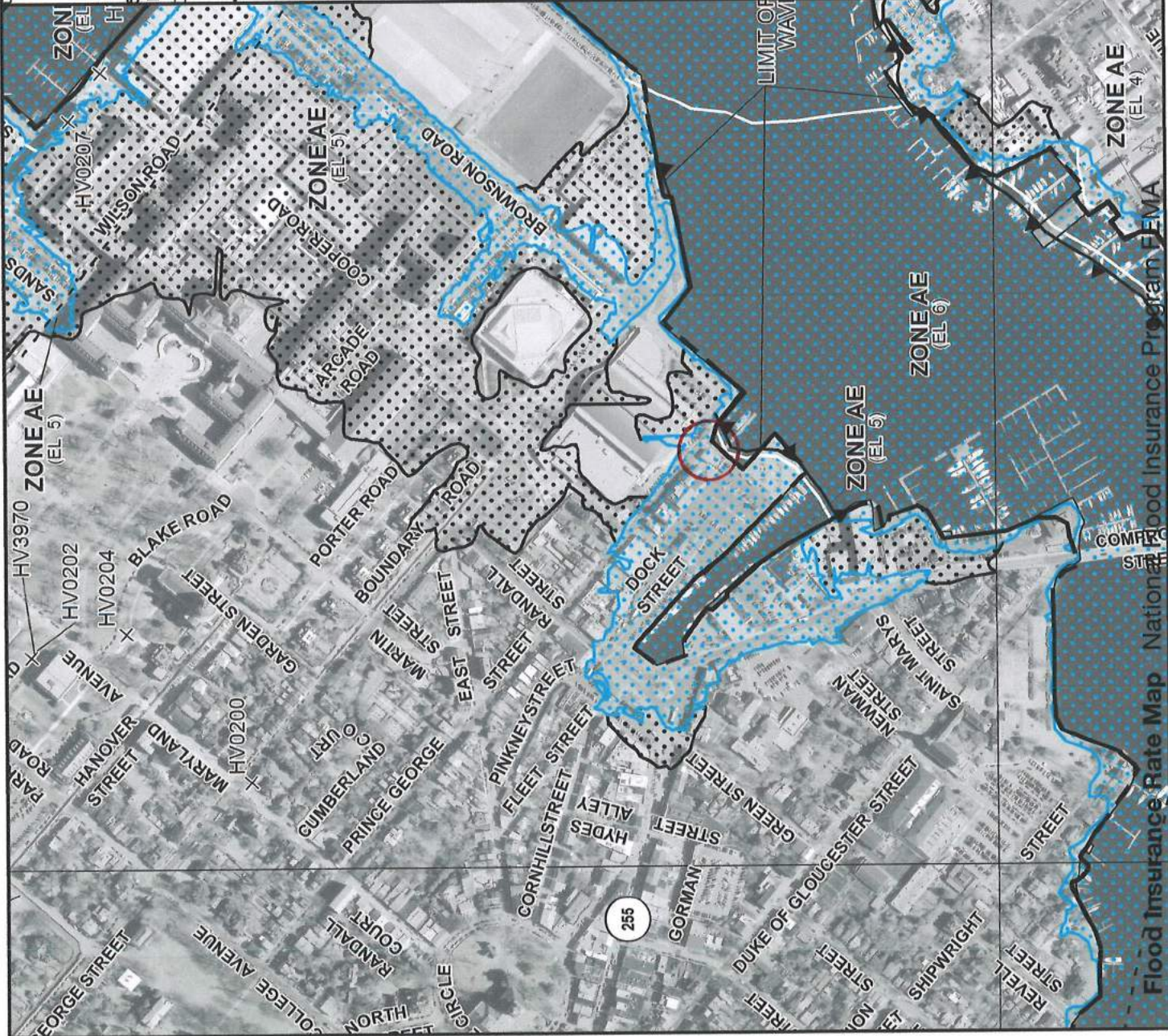


MAP NUMBER
24003C0251F

MAP REVISED
FEBRUARY 18, 2015

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Flood Insurance Rate Map National Flood Insurance Program FEMA