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Home and Garden Tour



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V the 13th year of this annual event and are glad you have joined us!

In celebration of Eastport's 150th anniversary in 2018, this year's tour features homes on Horn Point Peninsula - the heart of historic Eastport. Constructed between the 1860s and 1930s, all offer a look into Eastport's unique past but also showcase the lifestyle that's possible here in Eastport today.

Thank you for your ticket purchase. The tour's proceeds are funneled right back into the Eastport community in the form of grants to local non-profit organizations, which makes it a wonderful way to have fun and serve neighbors at the same time. The Eastport Civic Association would additionally like to thank the Eastport businesses that advertised in this program, as well as individual donors, for their generous support of this grantmaking.

ECA is also grateful to the homeowners who have graciously opened their homes and gardens for this year's tour. Finally, we are so appreciative of the committee members who have worked hard to plan and execute the tour.

We hope you enjoy immersing yourself in historic Eastport for an afternoon and we look forward to seeing you here again soon.

> Vic Pascoe President Eastport Civic Association

Featured Stops

203 Chesapeake Ave.

6 103 Chesapeake Ave.

201 Chesapeake Ave.

7 15-17 Jeremy's Way

127-129 Chesapeake Ave. 8 101 Severn Ave.

Eastern Ave.

103A Eastern Ave.

9 1 Severn Ave.

3 Chesapeake Ave.



# 203 Chesapeake Avenue

## Meg Moffat and Ben Kaminkow

Built in 1927, the Craftsman style home of Meg Moffat and Ben Kaminkow was purchased in 1999. During the extensive renovation, they found evidence that the home was likely a Sears and Roebuck "Kit Home" popular in the 1920's. They now operate a licensed short-term rental property here.

The large front porch is a well-used space which sees a lot of activity, including visits from the local dogs arriving for their "cookies." A cozy back porch was added several years later to provide a sheltered outdoor space for guests in the second floor apartment.

On the main floor, walls were removed to create larger bedrooms and a more functional kitchen. A portion of the basement was remodeled to create additional guest space, a laundry room, and full bath.

In 2001, they renovated the existing in-law apartment. They vaulted the

seven foot ceilings and replaced the yellowed linoleum with gunstock oak floors. 116 pieces of sheetrock were required to accommodate the unusual angles in the new configuration.

In 2006, a screen porch was added in the garden. By enclosing it the following year, they transformed it into a delightful "tiny house." The maritime features are the handiwork of Jody Leonard of Bodkin Marine Services.

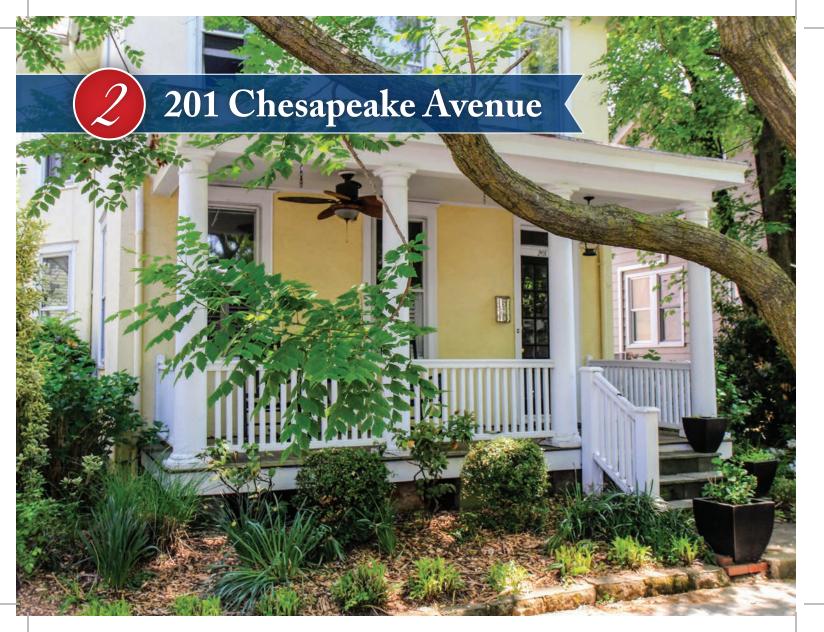
The garden is Meg's pride and joy. Originally a treeless space with a rusty clothesline and lousy grass, Meg and their gardener friend, Ron Ammon, developed it into a haven featuring multiple outdoor "rooms," perfect for providing separate areas for owners and guests to enjoy.

Many of the trees and plantings are native. The English Laurel hedge has hosted generations of birds and in the spring is fragrant with white blooms.



The raised beds are a combination of annual and perennial plantings, offset by colorful annual potted plants.

If it seems like the Garden of Eden, notice "Eve" posing on the back porch as a "snake" softly whispers, "Eat The Apple."



# · 201 Chesapeake Avenue ··

## Greg Barranco

Built around 1910, 201 Chesapeake is a typical folk Queen Anne Victorian. Smaller and less ornate than their fancier cousins, they were built



for middle-class families, but still have the usual Victorian features: steeply pitched, front-facing gabled roof, pattern shingles, bay windows, full-width porch, multiple cross gables, and an asymmetrical floor plan. As was the case with Sears houses, standardized designs, cheap wood, and railroads made it easy to mass-produce and transport them all over the country. Three substantially similar houses are within two blocks.

From 2001-2004, the University of Maryland made several archeological investigations in Eastport, including at this house, to look at domestic and work life here. Four grave-sized excavation pits in the yard uncovered old glass and pottery, wooden marbles, toys and tools, as well as an outhouse pit (latrine), and an oyster/concrete cistern. Archives show that in 1910, Adolph Braun, a German immigrant, bought the property, moved the original 1880s wood-framed house to the back of the lot (where it still

stands) and built the current house (garage added by 1920). One of the wealthier men in Eastport, he operated a slaughterhouse, sausage factory, and meatpacking plant on Severn Avenue (former site of the Annapolis Glassworks). The Brauns sold the house in 1944, and it was bought and sold seven times before the Barranco family bought it in 2001.

Here are a few notable facts: Afro-American civic leader and physician Dr. Aris T. Allen owned the house from 1961-64; it served as the Jack & Jill nursery school in the 1960s and 70s; a family room was added in the 1980s and was riddled with BB gun dimples; the staircase originally turned into the dining room; the mudroom was an outdoor porch; two bedrooms were sacrificed for a master suite; and, when the Barrancos purchased the house, the front hall and other rooms had up to five layers of wallpaper and the kids were allowed to draw on some walls with red paint.



# · 127-129 Chesapeake Avenue

#### John and Joni Hamburger

Unlike most people, John and Joni Hamburger aren't sure how old their house is. Public records about it don't go back any further than 1900, and the home predates that.

At one time, it was a general store; at another time, a marine and sail repair business. When John and Joni purchased the house in 2011, it was mostly move-in ready and just needed new flooring.

John is a graduate of the Citadel and an electrical engineer. Joni is a retired healthcare professional who began her career as a Navy nurse. She is now a full time grandmother, and currently, their home serves as a retreat for the many USNA Midshipmen they sponsor. For a short period of time, it was also a dog training academy! Joni, being retired, moved her grand puppy here until it was well-trained enough to

return home to her daughter, whose career didn't allow for proper puppy training.

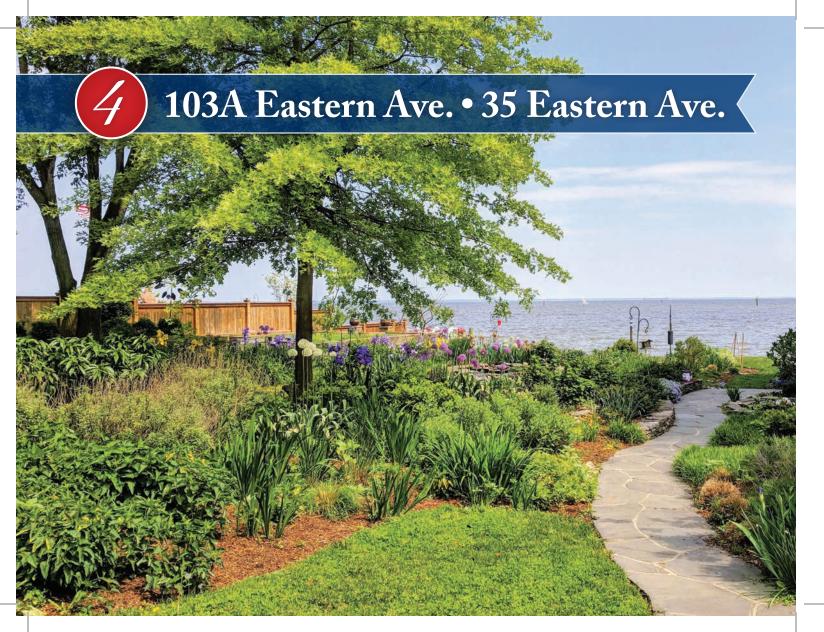
The property was once configured very differently. While it is actually two addresses, 129 and 127, it is not a duplex. The one bedroom, one bath in-law apartment at 127 is only one floor. The second floor of that unit was incorporated into what is now the four bedroom, two and a half bath main house at 129.

John and Joni's spacious home hosts many unusual artworks and antiques from Joni's side of the family, some dating back into the 1800's. A prized possession in the master bedroom is John's desk, which was made by his father from a repurposed drafting table. John's Citadel swords are proudly displayed above it.

There are two lovely private backyards, and (highly sought-after!)



off-street parking. They even have room in the yard for their sailboat. The maintenance-free landscaping allows plenty of time for them to enjoy their grandchildren, their Mids, and their wonderful Eastport!



# · 103a Eastern Avenue

Kristyn Kuhn and Jeff Eckel

## · 35 Eastern Avenue

Ellen and Loni Moyer

Spectacular Eastport waterfront? An urban orchard? A shared garden? The beautiful space that connects Jeff Eckel and Kristyn Kuhn's yard at 103A Eastern and Ellen Moyer's at 35 Eastern is all three and more. This chemical free, year-round garden full of native plants has been lovingly cultivated by Jeff and Kristyn, with Ellen's daughter Loni Moyer of Garden Girls Landscaping responsible for the innovative initial design as well as semiannual manicures.

The meandering flagstone walkway opens from the street, drawing you toward the beautiful view. But be sure to pay attention to the plantings, too. To the left of the path notice seven tall and lean apple trees on either side of a short fence, and on the right two espaliered trees that produce three different types of pears. Two fig trees, one on

each side of the garden, and two dwarf peaches on Ellen's side complete the urban orchard.

You'll see cascading water and lovely reflections in three ponds in the shared garden, each with plants and fish, as well as several rain gardens created by Loni to address low wet areas. All around are flowering shrubs and plants, including wildflowers in many colors and textures and other favorites. like catmint, coneflowers, hyssop, lilies, and lavender. Butterflies, birds and bees abound, though the latter have yet to take up residence in the provided bee hive. Numerous grasses dot the area, and a large flowering cactus is near Jeff and Kristyn's waterfront deck. Itoh Takara peonies, a cross between a herbaceous and tree peony with huge flowers, also grow near their energy-efficient contemporary home.



This special place is a testament to the spirit of cooperation and community well known in Eastport. Sharing the beauty of a garden in this park-like setting is as good as it gets!



# · 3 Chesapeake Avenue

#### Misti Mukherjee and Mike Williams

Misti Mukherjee and Mike Williams bought this charming home in 2015, known to long-time residents of Eastport as the "Doctor's House." Over 18 months and with the help of architect Jay Schwartz, they restored and updated it, bringing openness and convenience to a house built in 1938 and largely unchanged since then.

From the outside, notice the charming new front porch. Entering the front door, you'll be struck by the beautiful natural wood. They created the current foyer by enclosing the previous front stoop. Mike and Misti saved as much as they could of the woodwork and hardware, building and staining new pieces as needed to match, with the help of skilled carpenters from Cumberstone Craftsmen. The fireplace is original, as is the flooring throughout the house. Decks added in the back

on both levels are favorite relaxing spots. Another peaceful area is the sun room off the living room, which was previously a screened porch. To the right of the entrance, the dining room was opened up to a new and enlarged kitchen, designed by Sandy Payne. The kitchen backsplash includes ceramic tiles handcrafted by Caribbean artist Aragorn.

The Doctor's office was on the right side of the house. This separate area had an outside entrance, now enclosed as a writing area in the new guest room with bath. The examining rooms in the rear were redesigned to provide a utility area and comfortable family room.

On the second floor, the new master bedroom has an added dormer to bring in light and views of Eastport, as well as a sitting room, created from an existing loft. The large bedroom at



the opposite end of the hallway retained vintage dormer closets.

Featuring bright art and decorations throughout, this house has the feel of both new and old Eastport. It has become a lovely renewed addition to the neighborhood.



# ·· 103 Chesapeake Avenue

Club Ted.

This charming waterman's home oozes Eastport history. When it was built in 1915, the floors were made out of whatever the local boat yards had left over that was usable.

Ted purchased the home in 1994 to be close to his boat, *Jealous Mistress*. His love of sailing is evidenced in the landscape plan for their amazing shade garden. Ferns, and lots of them. No mowing means more time for sailing. It was a natural.

The charming pergola built in 2011 replaced the original that was lost in a storm. It was built from plumbers' pipe. Ted and Dory managed to salvage the climbing vine for the new structure, lending the appearance of many years in residence. The table in the pergola - perfect for crab feasts - is from the 1943 Liberty Ship U.S.S. Zane Gray, thanks to Annapolis Maritime Antiques on Severn Avenue.

Over the years there have been several updates, including a living room expansion in 1979, the solarium addition in 2015, and a first floor bathroom in 2017.

This home is filled with an interesting collection of antiques going back generations. There are pieces passed down from Dory's family in the Lancaster, Pennsylvania area, as well as some from Ted's roots in Poland. Make sure to ask the docents for the history on these family heirlooms.

They share this lovely space with their two yellow labs. The elder, Sally Goose EYD (Eastport Yellow Dog), gets her name from the brewery Ted founded in Cambridge, Maryland in 1989, Wild Goose Brewery. Artifacts from Wild Goose Brewery can be found in the kitchen. Their canine newcomer to the family is Blond de Goose, aka Blondie. Sallie is showing



her younger sister the ropes of being Eastport Royalty.

Dory and Ted love walking the girls in the neighborhood and wrapping up on the front porch with the house cocktail, a Dark & Stormy. Life is good in Eastport!



# · 15-17 Jeremy's Way

### Phyllis and Dick Emmett

In 1992, Phyllis Emmett decided to relocate from Alexandria to Eastport to be closer to her sailing and social life. She bought 17 Jeremy's Way after being charmed by the exposed brick walls, the window boxes, the backyard, and the direct view down to the water.

Charles Murphy, a founder of Eastport, constructed the rowhouse in the late 1880s for workers of his nearby glass factory. Known as "Brick Row," these homes had deteriorated by the 1970s, when Jerome J. Parks Companies developed them into modern two bedroom units by covering the exterior brick with stucco and enclosing the side alleys. Parks renamed the street Jeremy's Way, after his son.

Later in the 1990s, Phyllis jumped at the opportunity to have a mother-in-law suite right next door when 15 Jeremy's Way became available. And then, in 2009, as retirement approached, she and Dick decided to combine 15 and 17 into a single, more livable residence where they could age in place. After years there, they knew their wish list well.

They knocked down walls to create a living room and master bedroom that spans both units. Converting to a two zone HVAC, they were able to remove the ducts and soffits, and raise the ceilings another foot. And now, the old kitchen at the front of unit 17 is a bedroom with en-suite bathroom that features a Murphy bed. In the powder room, you can see the brick walls that formed either side of the alley between the original two homes. The skylight over the new stairs and the sliding doors to the combined backyard have significantly increased the natural light.



As long-time residents who've committed to staying in Eastport, Phyllis and Dick have been active in local civic life, including ECA and the Home & Garden Tour. Phyllis has also adopted the street-end pocket park at the end of Jeremy's Way.

The green space at the bottom of Jeremy's Way is one of many waterfront street-end pocket parks in Eastport. This pocket park is unique because the TKF Foundation, based in Eastport, donated the pickle barrel bench and the accompanying journal as part of their "Open Spaces Sacred Places" program. Annapolis Greenscapes put in the plants, which Phyllis Emmett and other neighbors maintain. You'll pass two other pocket parks on today's tour, one at the end of Chesapeake Avenue and one at the end of Severn Avenue.





## 101 Severn Avenue

Annette and James Conway

The Oldest House in Eastport," now owned by Jim and Annette Conway, has had many lives and residents since its construction in 1868. At various times during its first century, it also accommodated a grocery store, school, church, and polling place. It was a B&B until the Conways' 2012 purchase.

The living room, to the left of the entrance, is much as it was earlier; this is where the store and school were located. A den across from the living room contains many mementoes collected throughout the world during Jim's U.S. Marine Corps career. A Norman Rockwell painting here reminds Jim of his upbringing in rural Arkansas.

The dining room is behind the den. Notice the large decorative ceramic picturing a student and teacher. This exquisite Chinese stoneware was a gift to Annette, a teacher, when they visited Beijing. At the back of the first floor is the updated kitchen.

On the second floor are four bedrooms, each with its own private bath and distinctive personality. The "English" bedroom features a picture of the Conways with the Queen. The "Ship" bedroom displays some of the art in the house featuring ships. The "Fish" bedroom includes the obvious, including wonderful whimsical fish in the bathroom tile and Jim's chainsaw art over the bed!

The third floor has two more bedrooms and another bath. In the "Toy" Bedroom on this floor is an exquisite doll house built by Annette's aunt, with furniture hand carved by her uncle and upholstery by other aunts.

The big wrap-around porch, used much of the year, is a particularly comfortable and relaxing space. The oldest house in Eastport is a treasure, and with the Conways' beautiful furnishings, artwork, and family memorabilia, it brings exceptional charm to historic Eastport.



## 1 Severn Avenue

### The Donnelly's

Jeff and Patricia Donnelly began a complete renovation of this home after their 2015 purchase, removing all earlier alterations and additions.



The original house was brick, extremely unusual for 1880s Eastport and probably built by a person of means. This oldest part of the house is in the rear and was the starting point for reconstruction, facilitated by Architect Scott Rand and Pat Mona, Mona Design Build.

Entering the front door, now restored to its earliest Severn Avenue location, see the original part of the home to the right, with an office, utility room, laundry and dog bath on the first floor. The open living, dining, and kitchen space ahead and to the left takes advantage of the marvelous views out to the Bay. A deck runs the width of the house, offering areas for eating and relaxing. Behind the spectacular kitchen is a convenient pantry.

There are three bedrooms on the second floor, each with its own bath. The bedroom in the old section (as

well as the office downstairs) has a distinctive round window, probably added after the original construction and enhanced by the Donnellys with stained glass. The other bedrooms, separated by a sitting room, all look out to an outside porch and glorious view.

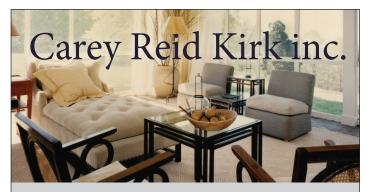
Designer Danielle Miller assisted with the furniture, light fixtures and other features, and discovered the home's distinctive art lights: driftwood mounted to the right inside the front door, and a huge horseshoe crab outside on the deck.

And no, this was not the firehouse. Cast iron fire marks displayed outside indicated that a house was covered by fire insurance before municipal fire departments existed. This one may or may not have been at 1 Severn, but it is a novel feature that reflects the age and distinction of this beautiful Eastport home.

## HOME ILLUSTRATIONS

watercolors by Merrilyne Hendrickson arteffect5@gmail.com 410-703-7433





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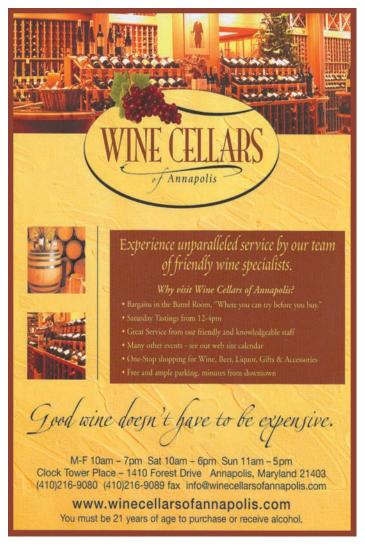
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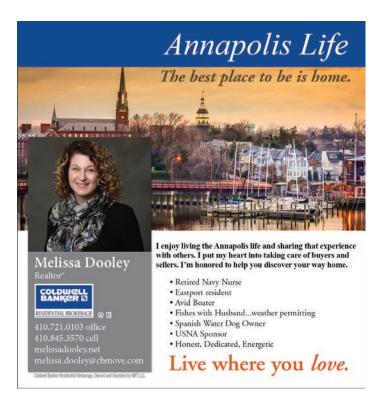
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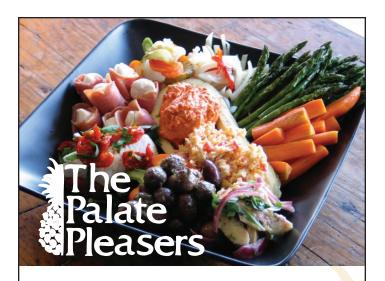
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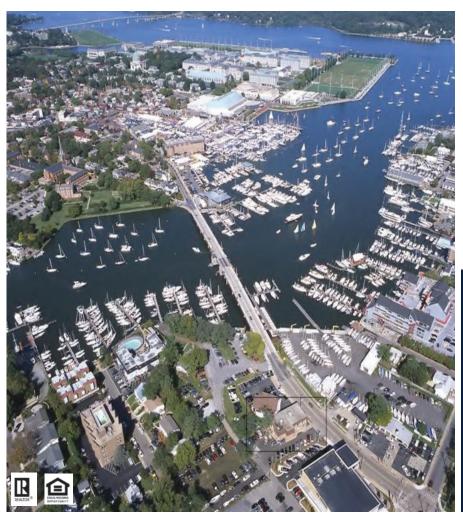
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