

APP. EXHIBIT# 1  
CASE: 2024-0218-V  
DATE: 2/18/25



NO.	BY	DATE	REVISIONS

J.A. CHISHOLM, P.E., L.L.C.  
LAND DEVELOPMENT CONSULTANTS  
ENGINEERING \* PLANNING \* SURVEYING  
53 OLD SOLDOWN'S ISLAND ROAD, SUITE D  
ANNAPOLIS, MARYLAND 21401  
HURSHOL@AOL.COM  
PHONE (410) 956-7020 FAX (410) 956-7026

OVERALL EXHIBIT  
EAGLES PASSAGES, SECTION 5, LOT 44

OWNER: WILLIAM MINKLEY  
1208 LIBERTY BELL COURT  
EDWARDSVILLE, MD 21035  
301-363-1803  
BMINK@AOL.COM

SHEET 1 OF 1

DESIGN: MBS DRAFT: CK APPROVED: MBS

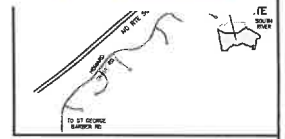
drawing: 44\_01\_250 - 104a - 171mmx250mm(10.8x10.0) - 2018.02.18 - 2018.02.18 - 2018.02.18 - 2018.02.18





# EAGLES PASSAGES, SECTION 5, LOT 44 ADMINISTRATIVE SITE PLAN

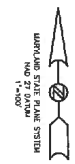
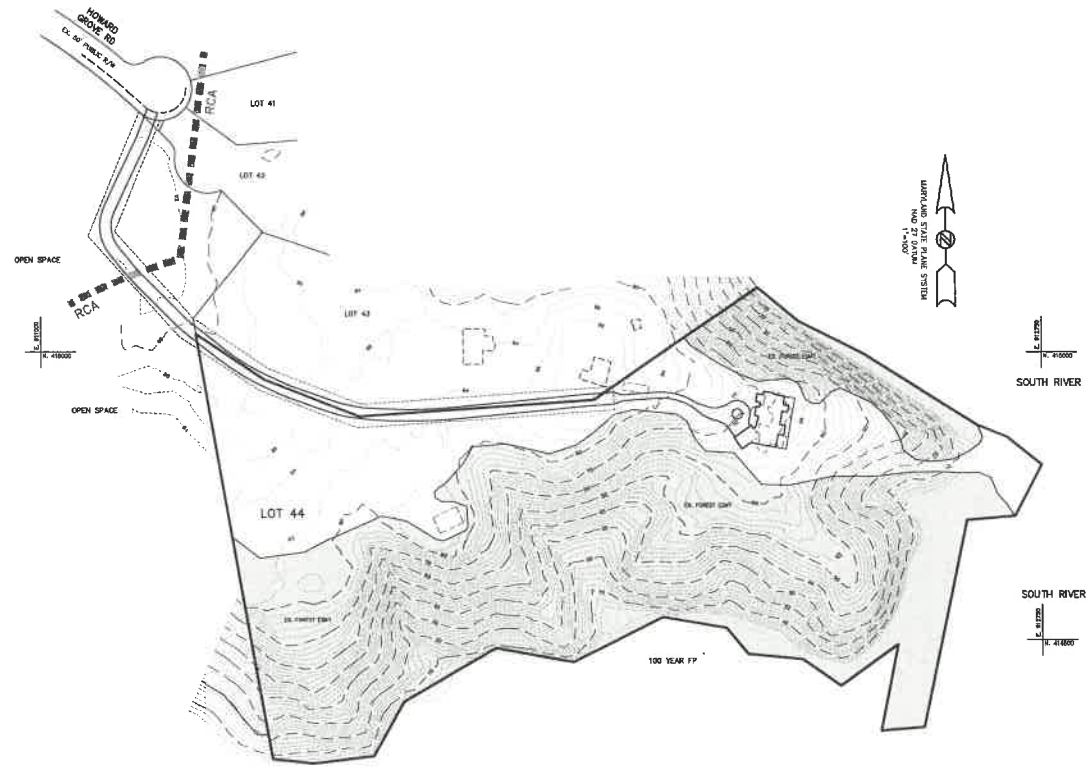
APP. EXHIBIT# 3  
CASE: 2024-0218-V  
DATE: 2/18/25



VICINITY MAP 1"=2000'

- NOTES**
1. SITE AREA: 10.80 AC.
  2. DISTURBED AREA: 3.06 AC.
  3. AREA VEGETATIVELY STABILIZED: 42288 SF OR 0.97 AC.
  4. AREA MECHANICALLY STABILIZED: 20000 SF OR 0.46 AC.
  5. PREDOMINANT SOIL TYPE: ANNAPOLIS
  6. SITE ZONING: RA

**NOTE:**  
THE EXISTING CONDITIONS AND TOPOGRAPHY IS AERIAL TOPOGRAPHY FLOREN & COMPLETED IN SEPTEMBER, 2023.



**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	EXISTING PLAN SHEET
2	ADMINISTRATIVE SITE PLAN
3	ADMINISTRATIVE SITE PLAN

NO.	BY	DATE	REVISIONS

<b>J.A. CHISHOLM, P.E., L.L.C.</b> LAND DEVELOPMENT CONSULTANTS ENGINEERING • PLANNING • SURVEYING 53 OLD SOLDIERS ISLAND ROAD, SUITE D ANNAPOLIS, MARYLAND 21401 JACHISHOLM@AOL.COM PHONE (410) 858-7020 FAX (410) 958-7026	<b>ADMINISTRATIVE SITE PLAN</b> <b>EAGLES PASSAGES, SECTION 5, LOT 44</b> A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION #1000 HOWARD GROVE RD SUBDIVISION #8-183	OWNER: WILLIAM MARLEY 1008 LIBERTY WEST COURT DAVENPORT, MD 21035 301-962-1903 WMR@HOTMAIL.COM  SHEET 1 OF 3 DESIGN: MBS DRAFT: CK APPROVED: MBS
1/4" MAP OF BLOCK 7 PARCEL 367 SITE ZONING CODE: ZONED RA AND ZF ZONING SCALE: AS SHOWN DATE: NOV. 2014 SECOND TAX ASSESSMENT DISTRICT: ANNE ARUNDEL COUNTY, MARYLAND		

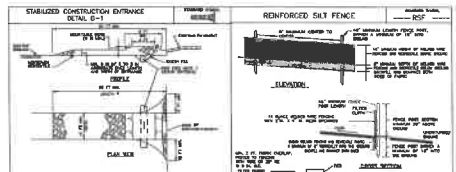
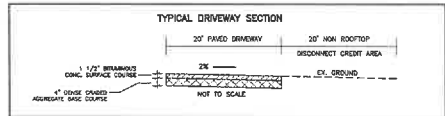
PROJECT: Eagle Passages, Section 5, Lot 44 - Administrative Site Plan  
 DATE: 2/18/25  
 DRAWN BY: MBS  
 CHECKED BY: CK  
 APPROVED BY: MBS



- LEGEND**
- EX. 10' CONTOUR
  - EX. 2' CONTOUR
  - EX. CRITICAL AREA LINE
  - EX. SLOPE & EXPANDED BUFFER
  - 1330' RADIUS TO EAGLES NEST
  - EX. FOREST CONSERVATION ESMT
  - FENC TEST LOCATION
  - EX. SOIL DIVISION LINE
  - PROPOSED LINE OF DISTURBANCE
  - PROPOSED REINFORCED SALT FENCE

**SOIL TABULATION**

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
AaB	ANNAPOLIS LIGHT SAND, 2-18% SLOPES	D
AB	ANNAPOLIS FINE SANDY LOAM, 2-18% SLOPES	D
AE	ANNAPOLIS FINE SANDY LOAM, 18-24% SLOPES	D
AF	ANNAPOLIS FINE SANDY LOAM, 25-43% SLOPES	D
AG	ANNAPOLIS FINE SANDY LOAM, 40-48% SLOPES	D



- CONSTRUCTION SPECIFICATIONS**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.



- CONSTRUCTION SPECIFICATIONS**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.
  10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCES AND REGULATIONS.

NO.	BY	DATE	REVISIONS

**J.A. CHISHOLM, P.E., L.L.C.**  
 LAND DEVELOPMENT CONSULTANTS  
 ENGINEERING • PLANNING • SURVEYING  
 53 OLD SOLOMON'S ISLAND ROAD, SUITE D  
 ANNAPOLIS, MARYLAND 21401  
 HURSHDL@aol.com  
 PHONE (410) 956-7020 FAX (410) 956-7025

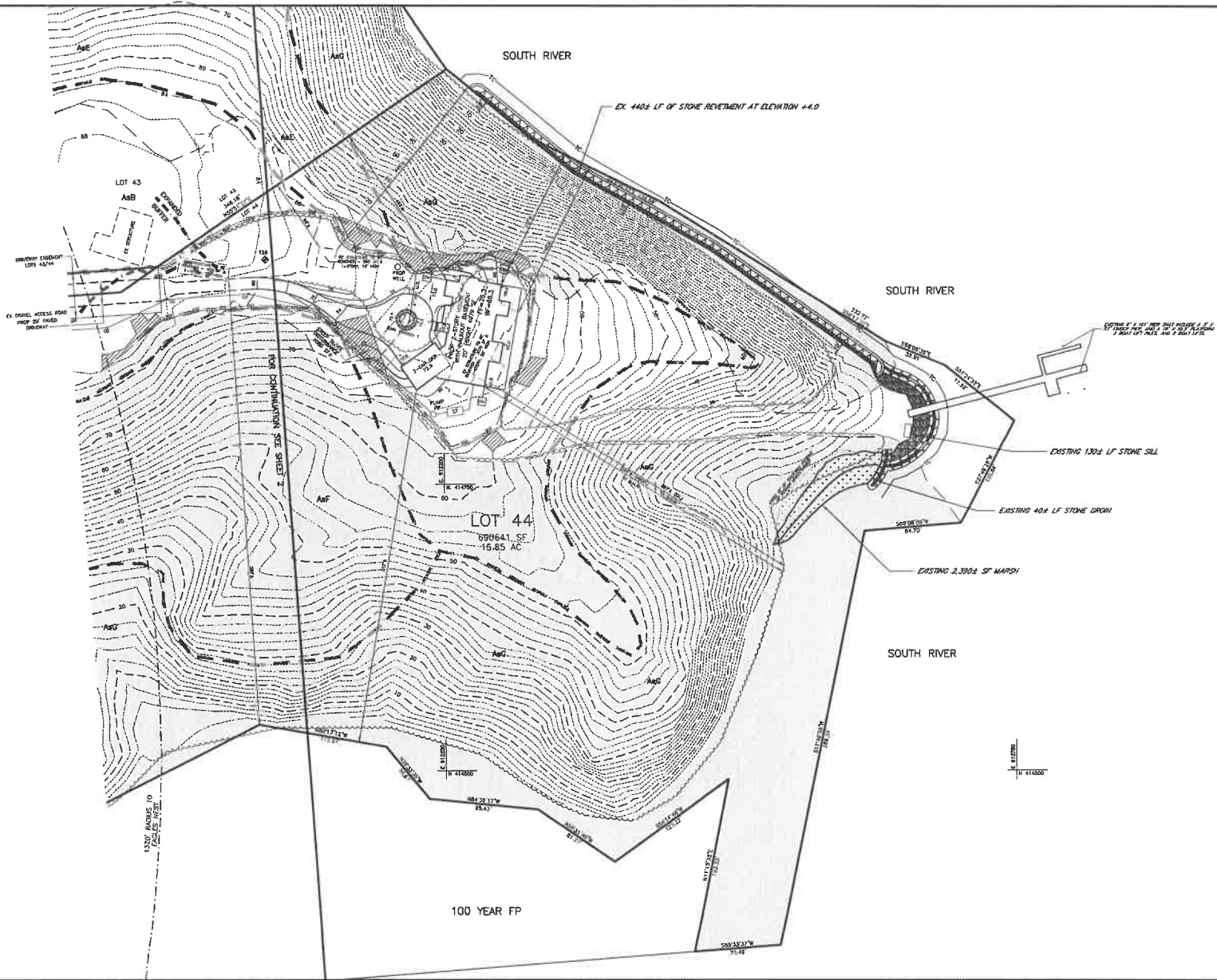
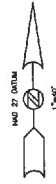
**ADMINISTRATIVE SITE PLAN**  
**EAGLES PASSAGES, SECTION 5, LOT 44**  
 A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION  
 2500 HOWARD GROVE RD  
 SODDERGREN 206-282

TAX MAP 50 BLOCK 7 PARCEL 282  
 SITE 206 CODE 21030 ZONED SA 340 20' DISTRICT SCALE 1"=40' DATE NOV. 2024  
 SECOND THE ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**OWNER:** WILLIAM WINKEL  
 1008 LIBERTY WOOD COURT  
 BOWENVILLE, MD 21030  
 301-842-1603  
 BROWND@BNC.COM

**SHEET 2 OF 3**

**DESIGN: MEG DRAFT: CK APPROVED: MEG**



**LEGEND**

EX. 10' CONTOUR	---	10
EX. 2' CONTOUR	----	2
EX. CRITICAL AREA LINE	---	34
EX. SLOPE & EXPANDED BUFFER	---	---
1200' RADIUS TO EAGLES NEST	---	---
EX. FOREST CONSERVATION ESMT	---	---
PERC TEST LOCATION	⊕ 127	---
EX. SOILS DIVISION LINE	---	---
PROPOSED LIMIT OF DISTURBANCE	---	---
PROPOSED REINFORCED SLT FENCE	---	---
PROPOSED SUPER SLT FENCE	---	---
TURBIDITY CURTAIN	---	---
STEEP SLOPES	---	---

**SOIL TABULATION**

SYMBOL	DESCRIPTION	HORIZONIC SOIL GROUP
AsB	ANNAPOLIS FINE SAND, 1-2% SLOPES	C
AsB	ANNAPOLIS FINE SANDY LOAM, 1-2% SLOPES	C
AsE	ANNAPOLIS FINE SANDY LOAM, 12-25% SLOPES	C
AuF	ANNAPOLIS FINE SANDY LOAM, 25-40% SLOPES	C
AuG	ANNAPOLIS FINE SANDY LOAM, 40-60% SLOPES	C

DATE PLOTTED: 04/18/2023 10:00:00 AM; PLOTTER: HP DesignJet 2400; PLOT SCALE: 1"=40'; PLOT SHEET: 3 OF 3

NO.	BY	DATE	REVISIONS

100 YEAR FP

J.A. CHISHOLM, P.E., L.L.C.  
 LAND DEVELOPMENT CONSULTANTS  
 ENGINEERING • PLANNING • SURVEYING  
 55 OLD SOLOMON'S ISLAND ROAD, SUITE D  
 ANNAPOLIS, MARYLAND 21401  
 HURSHD@aol.com  
 PHONE (410) 956-7020 FAX (410) 956-7026

ADMINISTRATIVE SITE PLAN  
**EAGLES PASSAGES, SECTION 5, LOT 44**  
 A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION  
 #2500 NEWBURD CIRCLE RD  
 SUBDIVISION #44-383

TAX MAP NO. BLOCK 7 PAGES 387  
 SITE EP CODE 21835 ZONING RA NAD 83 DATUM SCALE 1"=40' DATE: NOV. 2024  
 SECOND TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

OWNER: WILLIAM WANKER  
 1004 LIBERTY WEST COURT  
 GREENSBORO, NC 27409  
 301-992-1503  
 WFWANKER@GMAIL.COM

SHEET 3 OF 3

DESIGNER: MBS    DRAWN: CK    APPROVED: MBS

## *The Barbers*

St. George Barber was born April 23, 1883 in Englewood, New Jersey to Herbert Wells and Sarah Postelwaithe Barber. A brown haired, blue eyed boy, St. George grew up in Englewood with his many brothers and sisters. Sarah Barber had twenty total children, but many of them died in infancy, as was much more common at the time. Listing only those that lived past childhood, St. George had five older siblings, all of them girls; Alice, Constance, Mabel, Sarah and Annie. He was followed by Robert, Phillip, Arthur, Beatrice, Edith and Elizabeth.

The Barber family immigrated from England in 1880, and St. George was the second child to be born in the US. Upon arriving, Herbert worked for a shipping company in New York called Patton, Vickers & Co. The company eventually went under, and when Herbert's brother James arrived from England, the two of them started their own shipping company, Barber & Co. Their company was extremely successful, and the primary source of the Barber family's wealth. Below are the three photos of St. George that could be found.



On December 10, 1883, Elsie Biglow was born in New York, New York to Lucius Horatio and Anna Graham Biglow. Less is known about Elsie's early years, which may partly be because she was a girl and because her family was smaller and thus less documented. No childhood pictures could be found, and few pictures at all throughout her life. Elsie had two full siblings, an older sister, Elizabeth or "Bessie", and a younger brother, Ray Graham. She also had four much older half siblings, May, Lucius Horatio Jr., William and Herbert. Elsie spent her early childhood living in Ridgefield, Connecticut, but when Elsie was around 10 years old, she and her family moved into an upscale brownstone on the Upper West Side of New York City.

Elsie's father Lucius was a very ambitious man, and had his hand in numerous New York companies and organizations. He was a partner of Biglow & Main, a successful music publishing company, the president of a printing and stationery company, president of a real estate company, a member of the West End Association, and was also a lawyer and writer, among other things. The family spent their summers in Ridgefield, Connecticut at Graeloe, the family estate that was purchased when Elsie was five. Fun fact: the person who designed Graeloe's grounds was also

one of the co-designers of New York City's Central Park. The picture on the left is of the Biglow's New York residence, and on the right is Graeloe.



Although Elsie lived in New York and spent her summers in Ridgefield, she went to college preparatory school (high school) at the Dwight School for Girls in Englewood, NJ. This is likely how Elsie and St. George met, as the school is located one street over from where St. George lived. After graduating from the Dwight School, Elsie went to Bryn Mawr College and graduated in 1906 having majored in French and German. On September 25, 1906, St. George and Elsie got married in Ridgefield. The picture on the left is the only picture that could be found of Elsie, taken from a 1923 newspaper clipping. On the right is a picture of Elsie's mother, Anna, her sister, Elizabeth and Elizabeth's three children.



In the early years of their marriage, St. George and Elsie lived in Englewood, New Jersey near where St. George's parents and youngest siblings still lived. St. George worked for his father's shipping company as a shipping agent, his official title being "Manager of Produce Exchange". It's unclear what prompted the Barbers to buy property in Maryland. There is no evidence either of them had travelled to Maryland before, or that any of their relatives lived there. One hint could come from who they bought their first parcel of land from: Lee Lumber



Company, which was based in Englewood and located on the same street as the Barber's home. Shown below is St. George and Elsie's house in Englewood.



On March 31, 1911, the Barbers purchased 383 acres in Davidsonville, MD, a property commonly known as "Howard's Grove", from Lee Lumber Company. At this time, the Barbers built a house for themselves on the property. This house is still standing; it is the abandoned house closest to the water in the back of the neighborhood. A different house had already been built nearby on the property in the year 1900. This house, along with others that were built later, were likely used to house the Barber's servants and other hired workers. The pictures below, of the Barber's house, were taken from the 1914 book "Country Homes" which featured beautiful country homes across the east coast.



One family that worked for the Barbers claimed that the Barbers only used the residence as a summer home for the first few years. But by the 1920 census, the Barbers were living in Davidsonville full time, and St. George had quit his job at Barber & Co. to farm the land. The farm took on the name "Howard Grove Farm". It's hard to say for sure what type of farm it was, but at the very least pigs and cows were raised on the land. The 1920 census shows that 10 families rented houses on the property at the time, and all of the heads of the households worked for the Barbers. At this time, there were seven farm hands, a launderer and a chauffeur. This pattern is mostly consistent in the 1930 and 1940 census as well; it would seem that around 9 families lived on the land at a time, each in their own house. Many of the families are listed in multiple of the censuses, and one family even named one of their children after St. George.

St. George and Elsie were fairly active in the wider community. In the summertime they participated in multiple regattas on the South River, and were members of the regatta committee

of the South River Boat Club. They attended All Hallows Episcopal Church. St. George was president of the Board of County Commissioners for two years, from 1920-1922, and was active in the “progressive wing” of the Democratic Party.

Piece by piece, the Barbers slowly bought up the land surrounding their farm. Notably, the Barbers purchased 147 acres in 1915 from a William Meade Holladay, likely the namesake for William Meade Court. Mr. Holladay was very active in St. Anne’s parish, another local episcopal church in Annapolis. This connection could be how the Barbers and Holladays knew each other. In 1916, the Barbers bought the land at the very front of the neighborhood from Allen B. and Rose Howard, descendants of the family that initially owned the land the neighborhood sits on. Allen attended All Hallows Episcopal Church in Davidsonville, and served as the mayor of Annapolis for two years. In 1918, St. George registered for WWI, but it is unlikely he ever fought in it, considering the war ended two months later.

On August 26, 1922, St. George passed away at his Davidsonville home at the age of 38. Cause of death could not be found, but there is reason to believe he was ill for some time. Four months prior to his death, St. George transferred all the land to be under Elsie’s name, a move that was likely done to avoid inheritance tax. Elsie was a young widow with over 500 acres.

The following year, Elsie ran for a seat in the Maryland Legislature and won. She was the second woman ever to be elected to the Maryland House of Delegates, and Anne Arundel County’s first woman to hold an elective office. It was considered extremely progressive at the time that Maryland had two women serving in their House of Delegates, especially considering women had just gotten the vote in 1920. And the news spread far and wide; the picture below was featured in newspapers across the country in 1923.



Elsie held a seat in the House of Delegates from 1923-1926. While there, she was particularly interested in legislature concerning schools and agriculture. Throughout her life, Elsie continued to advocate for her community. Elsie also served as the first vice president of the Maryland League of Women Voters and participated in multiple philanthropic organizations. She was honored at the University of Maryland’s first Honors Convocation for being “a civic leader

and a patroness of the health sciences”. Less is known about Elsie’s final years. She continued to hire families to farm her land, and in addition to a chauffeur, cook and other servants, late in her life she had around the clock nurses taking care of her. One nurse remembers that even as an old woman Elsie loved to get dressed up in her jewels and have her longtime chauffeur, R. Alvin Owens, drive her around town.

On around March 15, 1978, Elsie passed away at her home in the back of the neighborhood. She outlived all of her siblings and never had any children, so there were no direct heirs. It would appear from documents about the handling of the estate afterwards that Elsie left her land to the widow and children of R. Alvin Owens, who as mentioned earlier was her chauffeur. The Owens family lived on the Barber property at least from 1920-1940, but as census records after 1940 are currently unavailable, it would be difficult to assess how long the Owens’ stayed after 1940. In the 1980s, Annapolis Land Limited Partnership paid Hazel Owens and her children today’s equivalent of \$45,000 to forfeit their rights to the land. This is how the land was eventually turned into the Eagles Passages neighborhood we all know today.

## *The Land*

The land the neighborhood sits on was part of a plot of land that was originally called Howard’s Inheritance. It was patented by Joseph Howard in 1727. Joseph was the oldest son of Cornelius and Elizabeth Howard, whose estate was Howards Heirship, which was located on the Severn River. There is also another property dubbed “Howard’s Inheritance” on the Severn River, but the two are not related (although they were owned by people who were related). The Howard’s Inheritance belonging to Joseph consisted of four parcels that made up a total of 380 acres. One of the parcels was bought (called Rich Neck), one came from Joseph’s second wife’s first husband (called Chaney’s Neck), and the other two were presumably inherited from Joseph’s parents. Both Rich Neck and Chaney’s Neck were “granted” to their respective owners in the late 1600s, that is, there were no real “owners” in the conventional sense before them.

The history of the land after Joseph Howard died is very complicated, but essentially it was split up between different children throughout the generations and other parts were sold, fragmenting the land. Around 1740, the house pictured below was built. It is still standing today, and sits at the front of the neighborhood, although it cannot be seen from the road (first driveway on the right- technically the address is 1000 St. George Barber Road).



According to the Maryland Historical Trust (MHT), in 1836, the property containing the house in question was known as Howard's Grove, but by the 1850s it was called Mulberry Hill and contained 156 acres. At some point, the property was also called Malvern Hill, which is more than likely the namesake for the Malvern Hill Drive. The property stayed in the Howard family until 1916, when Allen and Rose Howard sold it to St. George and Elsie Barber. The Barbers sold and rebought the Mulberry Hill house at least twice. It would appear that it was their custom to sell the house to a family that would farm for them. This is different from the other homes scattered around the Barber property, which were primarily rented by the families living in them. The Barbers made seven separate purchases from six different people over the course of eight years to acquire the rest of their eventual over 500 acre farm.

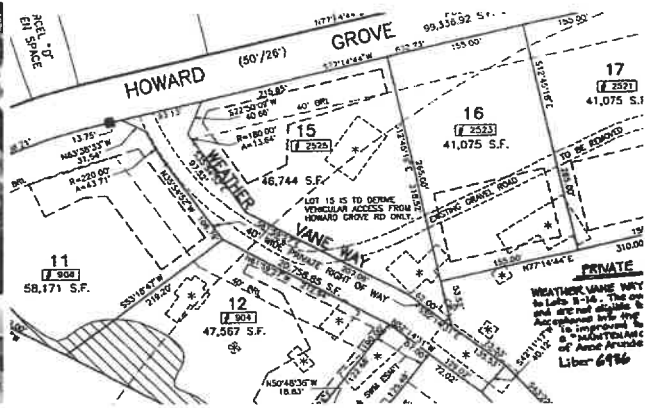
Two other homes in the neighborhood were documented by the MHT, although neither of them are still standing today. The Howard House was located in the back of the neighborhood, approximately behind 2532 Howard Grove Road. The structure was estimated to be built sometime in the mid 1800s, although surveyors discovered that the foundation was much older than the actual house, so it is possible that the original structure was older than that. MHT records state that at the time of the Barbers and until the 1970s, it was the home of the farm manager. At least in the 1940s, this was Samuel H. Starlings and his family. There was evidence of other foundations around the house, and to the north, more structures and outbuildings beyond repair. The house was last surveyed in 1983, and by that time the house had been mostly destroyed by a fire. At the time of survey, its address was listed as 660 Howard Grove Road, which suggests that Howard Grove Road was the name of the original road before the current Howard Grove Road existed. A picture of the Howard House is shown below.



About 150 feet northwest of where the Howard House stood is the Howard Cemetery. This small collection of gravestones dating from 1832-1855 can still be seen from the path. Walking towards the back of the neighborhood on the path, the cemetery is on the left. The cemetery was described by the MHT as being in a “grove of cedar and deciduous hardwood trees and daffodils” which is perhaps why the property was dubbed “Howards Grove”. There are five sets of tombstones and their inscriptions are documented by the MHT.

The other house was built in the early 20th century, likely for the family of one of the Barber's farmhands. Based on the description of its location and diagrams of the development

plan for the neighborhood, it was most likely located where Weather Vane Way is currently. Remnants of many other structures surrounded this house; it would seem that this area was where most of the farmhands lived and worked. The MHT documents make note that there was an outhouse behind the house, and to the southwest, multiple pig pens, a shed and a smokehouse. A picture of the house is shown below, in addition to one of the neighborhood planning documents which shows that there was a cluster of homes and buildings in the area where Weather Vane Way is now (the shapes enclosed in dotted lines with an asterisk over them are structures that were demolished when the neighborhood was being built).



Besides the Barber's house (which as detailed earlier is the largest and closest to the water) and the cluster of homes near Weather Vane Way, there were at least three other homes and one garage in the back of the neighborhood. Two of the homes have burned down in recent years, but the foundations of both are still visible from the path to the Barber's house. These three homes likely belonged to those who worked in the Barber house but did not live there. It is also probable at least one of the homes belonged to one of the Barber's chauffeurs, as the two car garage is situated near these homes.

At least some portion of the path that goes behind the pool is speculated to be part of the original road that led to the Barber property. One entrance was on Rutland Road, although there could have been a second entrance on what is now St. George Barber Road that connected to the same path. However, if the plans for the neighborhood are any indication, the path did not continue to the pier as it does today, but cut through what is now Howard Grove Road, down Weather Vane Way and snaked behind the houses on Howard Grove Road to connect to the path that goes to the abandoned houses.

APP. EXHIBIT# 5  
CASE: 2024-0218-V  
DATE: 2/18/25

















