

CAPSULE SUMMARY
116-118 Charles Street (AA-389/~~AA-1733~~)
Annapolis, Maryland

The twin dwellings at 116-118 Charles Street were erected circa 1881 for two separate property owners. Erected on property historically associated with the Jonas Green House at 124 Charles Street, the buildings represent the late 19th century subdivision of the vastly unimproved tracts flanking Charles Street after 1877. The dwelling at 118 Charles Street was maintained by its original owners, Harriet Dadds and her heirs, for nearly fifty years. Similarly, the dwelling at 116 Charles Street, conveyed only four times since its construction, has served as the home of the Maggio family since 1918. Retaining much of its original exterior detailing, the single structure illustrates the fashionable architectural styles of the period.

Despite being constructed for two separate property owners, the houses share a common brick foundation, side gable roof detailed with a continuous cornice, and single wood frame structure. Symmetrically detailed, the two-and-a-half-story structure measures six bays in width and two bays deep, augmented by one-story ells. The dwellings are Italianate in style, with projecting lintel caps and a modillioned wood cornice. The building, clad with square-butt wood shingles, is covered by a side gable roof sheathed in asphalt shingles. As originally built, the dwelling at 116 Charles Street is finished with a one-story wood frame porch, while the entry of 118 Charles Street has a portico on the facade.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-389/AA-1733

1. Name of Property

historic name _____
common/other name _____

2. Location

street & number 116-118 Charles Street not for publication
city or town Annapolis vicinity _____ state Maryland code MD
county Anne Arundel code 003 zip code 21401

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing		Noncontributing	
<u>2</u>	_____	_____	buildings
_____	_____	_____	sites
_____	_____	_____	structures
_____	_____	_____	objects
<u>2</u>	_____	_____	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No _____

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Brick

roof Asphalt Shingles; Wood Shingles

walls Wood Shingles

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
116-118 Charles Street
Annapolis, Maryland

Inventory No. ~~AA-389/AA-1733~~
Page 4

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance ca 1881-1929

Significant Dates 1881 ca
1918
1929

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Isaac N. Morehouse, builder (116 Charles Street)

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====
9. Major Bibliographical References
=====

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

Anne Arundel County Land and Will Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

Papenfuse, Edward and Jane McWilliams. "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29, "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warren, Marion E. and Mame Warren, The Train's Done Been and Gone, Annapolis, MD: M.E. Warren, 1976.

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1903, 1908, 1913, 1921, 1930, and 1954 updated.

=====
10. Geographical Data
=====

Acreage of Property Less than one acre

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

The property designated as 116-118 Charles Street is located on Parcels 655 and 656, respectively, as shown on Grid 16, Map 4Z in the City of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with this property since its construction in circa 1881.

=====
11. Form Prepared By
=====

name/title Laura Trieschmann, Architectural Historian
organization EHT Traceries, Inc. date June 20, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Anthony J. Maggio
street & number 116 Charles Street telephone _____
city or town Annapolis state MD zip code 21401
=====

name Robert B. and Marilyn G. Mendez
street & number 118 Charles Street telephone _____
city or town Annapolis state MD zip code 21401
=====

Section 7 Page 1

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====
The twin dwellings at 116-118 Charles Street were erected simultaneously in circa 1881 by two separate property owners. Despite this, the houses share a common brick foundation, side gable roof detailed with a continuous cornice, and single wood frame structure. Symmetrically detailed, the two-and-a-half-story structure measures six bays in width and two bays deep, augmented by one-story ells. The dwellings are Italianate in style, with projecting lintel caps and a modillioned wood cornice. The building is clad with square-butt wood shingles and covered by a side gable roof sheathed in asphalt shingles. As originally designed, the dwelling at 116 Charles Street is finished with a one-story wood frame porch, while the entry of 118 Charles Street has a portico on the facade.

Exterior

The facade of each dwelling, facing northwest on Charles Street, is three bays wide with a side entry. Each of the single entries holds a wood and glass replacement door, framed with square-edged casings and a wood sill. Over the openings are fixed transoms, a single light at 116 Charles Street and two lights at 118 Charles Street. No longer extant at 118 Charles Street, the projecting lintel cap over the entry of 116 Charles Street has an ogee profile. Separating the two entries are the four elongated window openings, two serving each dwelling. The openings hold the original 2/2 sash with wood sills, square-edged casings, louvered shutters, and projecting lintel caps. The second story openings are similarly filled with 2/2 sash and have the same details as those on the first story.

A one-story wood frame front porch extends the full width of 116 Charles Street. The porch is set upon a brick pier foundation finished with lattice. The flat roof is supported by Tuscan columns and detailed with a boxed cornice. Below the cornice are two rows of square-butt wood shingles. The porch is accessed by wood steps with modern metal rails and has a balustrade composed of square balusters. The one-story portico at 118 Charles Street is wood frame with a half-hipped roof with wood shingles and is entered from the east by brick steps. Set upon a concrete pad, the portico has square posts with recessed shafts and a single rail.

The returning wood entablature crowning the facade is composed a narrow frieze, scrolled modillions with reeding, and a boxed ogee cornice. The side gable roof is pierced at 118 Charles Street only by a central brick chimney and the shed dormer. A 20th century addition, the wood frame dormer holds three 1/1 windows with wide,

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

Section 7 Page 2

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====

wood shingled mullions, wood sills, and narrow casings. The continuous lintel over the openings doubles as the entablature's frieze. The shed roof of the addition is finished with an ogee cornice and sheathed with asphalt shingles. The sides of the addition, in keeping with the structure, are clad with square-butt wood shingles.

The southwest elevation of the main block at 116 Charles Street, fronting a narrow drive, exposes the slightly raised brick foundation. The basement has three three-light awning windows with wood sills. The wall is clad with wood shingles, asymmetrically pierced by single and paired window openings. The first story has two 6/1 windows. The second story two single windows flanking a pair of 6/1 windows. All of the openings are located in the northern and southern bays of the elevation. The northern opening of the second story holds a 6/1 window, while the southern opening has a 1/1 sash. Within the gable is a single 6/1 window. Each opening is framed with narrow wood sills, square-edged casings, wide friezes, and projecting ogee-molded lintel caps. The single exception is the narrow 1/1 window at the southern end of the second story, which lacks the projecting lintel.

The southwest elevation consists of the side of the rear ell. A late 20th century alteration which encompassed the enclosure of a one-story cut-away porch, the addition is clad in square-butt wood shingles. The foundation historically was constructed of brick piers that have since been infilled to provide a solid brick foundation. It is pierced by a single one-light awning window. The first story of the wall has a continuous row of four 6/6 windows with very narrow muntins and mullions. The opening is surrounded by a continuous wood sill and flat lintel with square-edged sides. Finished with a jetty, the second story has a sloped roof and no visible openings on the southwest side.

The southeast elevation of 116 Charles Street is asymmetrically pierced by single window and entry openings. The main entry, located in the center of the elevation, holds a wood door sheltered by a portico. The wood frame portico is detailed with square posts and has a boxed cornice. The entry has square casings and a wood sill, but lacks the projecting lintel found elsewhere. Marking the southern bay of the wall is a 2/2 window with a wood sill, square casings, and projecting lintel cap. To the north of the entry is a square six-light casement window with a molded lintel and square-edged casing. A 1/1 window is located on the second story, set slightly more to the south than its first story counterpart. The

Section 7 Page 3

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====
opening is also set higher than the original second story windows to the north, which are filled with paired 6/1 sash. Again, the openings have wood sills, square casings, and projecting lintel caps. A parged brick chimney rises from the center of the rear ell.

The southeast elevation of the dwelling at 118 Charles Street is similarly clad in square-butt wood shingles and has been enlarged by the construction of a one-story addition. Within the main block of the structure, on the second story are three window openings. Two of the windows have 6/6 sash, while the single window in the eastern bay has a 2/2 sash. Despite the alteration to the sash, the openings have similar square-edged casings and wood sills. A shed roof dormer with two 1/1 windows pierces the roof of the building. The dormer is clad with square-butt wood shingles and has an asphalt shingle roof. The one-story rear ell has a flat roof with a wide overhanging eave. The structure of the ell is constructed of wood frame with screens. A single entry is located on the southeast side. A one-story rectangular shaped addition of wood frame is located to the south of the ell. This addition, covered by a front gable roof of asphalt shingles, is clad with weatherboard siding. It is pierced by a five panel wood door and 1/1 aluminum windows.

The northeast elevation of 118 Charles Street is pierced on the first story by two elongated openings with 6/6 replacement windows and wood sills. The openings are set at the southern end of the elevation. The second story has two openings, one at either end of the elevation. The standard-sized openings have 2/2 windows, the northern one of which has louvered shutters. In the gable is a 1/1 window similarly finished with wood shutters. The openings on this northeast elevation, which appear to be original, no longer have the wide square-edged casings and projecting lintel caps found on the facade and southwest elevation.

The interior of the dwellings was not accessible for survey.

Section 8 Page 1

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====
The twin dwellings at 116-118 Charles Street was constructed circa 1881 for two separate property owners. Erected on property historically associated with the Jonas Green House at 124 Charles Street, the buildings represent the late 19th century subdivision of the vastly unimproved tracts flanking Charles Street after 1877. The dwelling at 118 Charles Street was maintained by its original owners, Harriet Dadds and her heirs, for nearly fifty years. Similarly, the dwelling at 116 Charles Street, having been conveyed only four times since its construction, has served as the home of the Maggio family since 1918. Retaining much of its original exterior detailing, the single structure illustrates the fashionable architectural styles of the period.

Site History: Lot 41

The property on which the building at 116-118 Charles Street stands was historically a portion of the much larger Lot 41 in Parcel 31. Documented in James Stoddert's survey notebook, Lot 41 was resurveyed in 1718 for Colonel Samuel Young. Young died in 1736, devising his property to Richard Young, his son. Young's last will and testament described the Charles Street property, "my lott No 41 lying by a lott of Dr. Carroll (Lot 42), Mr. Dulany (Lot 40), and Mrs. Gresham (Lots 52-53) in Annapolis."

By 1760, the heirs of Richard Young sold the property and its improvements to Thomas Johnson, Jr. for 40 pounds currency. It was conveyed just three years later to Benjamin Beall for 50 pounds currency. The purchase price for the lot and houses increased drastically by 1771 to 120 pounds currency when John Clapham bought it. Eight years later, in 1779, Clapham received just 67 pounds currency for the property when he agreed to convey it to Frederick Green. The reduction in price for the property had little to do with real estate value, but was a tactic used by Clapham and his brother-in-law, Frederick Green, to protect the land from confiscation by the newly formed government. Property belonging to Clapham, an employee of the Provincial government and loyalist, was eventually confiscated. However, the seizure did not include the Charles Street land. Title was officially conveyed to Green in 1784 for the agreed price of 67 pounds currency.

Frederick Green was the eldest surviving son of printer Jonas Green. By 1738, Jonas Green had moved to Annapolis to become public printer and publisher of the Maryland Gazette. According to the register of St. Anne's Parish, Green had fourteen children, the first born in Annapolis on October 18, 1738. Of the six surviving children, the three sons continued the family tradition of

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. ~~AA-389/AA-1733~~

Section 8 Page 2

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====

printing, begun in 1630 with Jonas Green's great grandfather, Samuel Green of Cambridge. The Green family lived in the Georgian style dwelling at 124 Charles Street (Lot 42), erected in the second quarter of the 18th century as rental property for Jonas Green.

After the 1767 death of Jonas Green, Anne Green continued the printing business and the production of the Maryland Gazette until her own death in March 1775. During her tenure at the printing shop, Green was assisted by her son Frederick, although the public printing contract was always in her name alone. By 1783, Frederick Green gained full title to the Charles Street property, the printing presses and the all associated equipment. Three years later, in 1786, the printing business was relocated by Frederick and Samuel Green to Francis Street.

In February of 1786, Green advertised the property on Charles Street, "with or without the three acre lots adjoining," for sale in the Maryland Gazette. The sale included Lots 40, 41, 42, and 54. The property, however, remained under the ownership of Frederick Green until 1810. Previously, in 1805, Green had obtained a mortgage on the property for 250 pounds currency from William and John Sanders. The Sanders appear to have been Green's brothers-in-law, as Green had married Anne Sanders in 1775. By January 1806, the mortgage was released. In 1810, Frederick Green conveyed Lots 40, 41, 42, and 54 with buildings, houses, edifices, buildings, and gardens to Richard H. Harwood for \$1,000. Although title of the property was not maintained by a Green, it did remain in the Green family. William Sanders Green, son of Frederick and Anne Green, had married Mary Harwood in 1808. The printing business was taken over by Jonas Green, II, the youngest son of Frederick and Anne Green.

Title of the property on Charles Street was conveyed to William S. Green in 1815 by his father-in-law. Dr. William Green, who was also court clerk, married his second wife, Matilda Bowie, in 1832. The couple obtained a mortgage in 1839 from the Farmers Bank of Maryland. By February 1845, with the mortgage in default, the property was presented for sale at public auction. It was purchased by George Wells, Jr. on July 23, 1845.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

Section 8 Page 3

116-118 Charles Street

name of property

Annapolis, Maryland

county and state

=====
and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 131-133 Charles Street where Wells resided.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32, was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors. Lot 41 in Parcel 31 was divided into four smaller plots, which were sold individually.

The property on which 116-118 Charles Street stands was purchased in 1881 by Harriet Ann Dadds for \$230. The land was designated as Lot P and extended about forty-six feet along Charles Street with a depth of 127 feet.

Building History: 116 Charles Street

The same day Randall sold all of Lot P to Dadds, she subdivided it into two rectangular building lots. The narrow lot at 116 Charles Street was purchased by Isaac N. and Eleanor Morehouse for \$150. Although the property did contain several structures associated with the original dwellings on Lot 41, it did not have domestic improvements at the time of the conveyance. This is further supported by the \$150 purchase price in 1881.

A carpenter at the United State Naval Academy, the New York-born Morehouse and his family resided on the western side of the street, at 119 Charles Street. He had purchased Lot S from Alexander Randall in 1878, and erected the single-family dwellings at 111-119 Charles Street. Morehouse conveyed the property at 116 Charles Street in 1887 to M. Estelle Carter for \$1,400. The deed of sale, supported by the 1885 Sanborn Fire Insurance Maps, documents the existence of the single-family dwelling at 116 Charles Street.

The Italianate style dwelling, measuring three bays wide, was part of an attached rowhouse. Unlike many of the contemporary twin

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

Section 8 Page 4

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====

dwellings erected on the western part of Charles Street, the single structure at 116-118 Charles Street was erected by and for two separate property owners. The two dwellings, designated as 116-118 Charles Street, were virtually identical in form, style, and massing with a common side gable roof, foundation, and modillioned cornice.

Estelle Carter, who married William E. Herbert in 1895, became the second owner of the dwelling at 116 Charles Street. Carter was assessed in 1888 for one frame dwelling, valued at \$700. She maintained ownership until 1916, although she did not reside in the building during most of this time. Rather, watchman Joseph Frost and his new wife, Lottie B. Frost, leased the property in 1900. By 1910, William E. and Margaret A. Bond occupied the building with their two children.

Purchased for \$2,100, the dwelling at 116 Charles Street was conveyed to its third owner, Thomas O. Gott. Born in 1878, Gott was an insurance agent who purchased the dwelling in 1916, only to sell it two years later. On October 25, 1918, the single-family dwelling at 116 Charles Street was purchased by its fourth and final owners, Rosaria and Antonio Maggio. Maggio, a fruit dealer born in 1878 in Sicily, Italy, lived in the building with his family, while leasing a portion of it to Rosario and Rose Maggio.

With the death of Antonio Maggio in 1968, son Anthony J. Maggio received title to the property. For over eighty years, Anthony Maggio has resided in the dwelling at 116 Charles Street.

118 Charles Street

Although Harriet Dadds sold the property at 116 Charles Street as soon as she received the title, she retained the lot at 118 Charles Street. Together with Morehouse, Dadds had a single-family dwelling erected on the narrow lot. The semi-detached dwelling faced the larger lot surrounding the Jonas Green House at 124 Charles Street. Harriet Dadds, born in 1841, worked as a seamstress, while her husband, Vachel S. Dadds, was employed as a day laborer. The couple had two children, fireman William R. Dadds, and Nellie M. Dadds, a dressmaker. By 1910, Nellie and her mother were the sole occupants of the dwelling, which they turned into a boarding house by the 1920s. In August 1910, Nellie had received full title of the property from her mother. She died in 1923, and ownership reverted back to the widowed Harriet Dadds.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

Section 8 Page 5

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====
During the Dadds ownership, several shed roof additions were built out from the rear ell. These alterations were removed by a subsequent owner.

Harriet subsequently devised the property to her grandson, Harry W. Dadds, a mason who took over title upon her death in 1928. One year later, the younger Dadds sold the building at 118 Charles Street, terminating nearly fifty years of Dadds family ownership. It was purchased by painter William T. Churchill, who was born in May 1879. Churchill owned the dwelling until 1945, conveying it to Roy P. Morgan. Morgan was a machinist at the United States Naval Academy for over forty years. The city directory notes that Morgan and his wife, Martha, lived in the building until 1958, when it was sold to Malcolm S. and Carol G. Brown.

The dwelling at 118 Charles Street served as the home successively for five families, being conveyed nearly every four years throughout the 1960s and 1970s. In 1975, it was purchased by Robert Schoenhofer, who retained ownership for sixteen years. It was then sold to the current owners and occupants, Robert B. and Marilyn G. Mendez, in 1991.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

116-118 Charles Street

name of property

Annapolis, Maryland

county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Isaac N. Morehouse, builder
(116 Charles Street)

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====
Chain of Title for 116-118 Charles Street:

- 1718: Resurveyed for Colonel Samuel Young
Stoddert Notebook, Folio 44
- 1736: Samuel Young devised to son, Richard
Young
Will Records
Liber 21 Folio 707
- 1760: Henry Woodward and Mary Young Woodward,
to Thomas Johnson, Jr.
Provincial Court Deeds,
Liber BT 4 Folio 184
- 1763: Thomas Johnson, Jr. to Benjamin Beall
Provincial Court Deeds,
Liber BB 3 Folio 44
- 1765: Benjamin Beall devised to son John Beall,
wife Ann Beall, and brother Basil Beall
Will Records
Liber 33 Folio 268
- 1771: Ann Beall and Basil Beall to John Clapham
Land Records of Anne Arundel County,
Liber IB 3 Folio 146
- 1779-1784: John Clapham to brother-in-law, Frederick
Green
Sale Agreement and Confirmatory Deed
Land Records of Anne Arundel County,
Liber NH 2 Folio 81
- December 10, 1810: Frederick Green to Richard H. Harwood
Sale includes Lots 40, 41, 42, and 54
Land Records of Anne Arundel County,
Liber NH 16 Folio 565
- August 19, 1815: Richard H. Harwood to William S. Green
Land Records of Anne Arundel County,
Liber WSG 3 Folio 628

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

116-118 Charles Street

name of property

Annapolis, Maryland

county and state

- =====
- August 3, 1839: William S. and Matilda Green mortgage to
Farmers Bank of Maryland
Land Records of Anne Arundel County,
Liber WSG 24 Folio 26
- February 8, 1845: Decree by Theodorick Bland, Chancellor,
in Josiah Bayley, Attorney General of
Maryland versus Nicholas I. Watkins,
James Iglehard, William S. and Matilda
Green, Farmers Bank of Maryland, Thomas
Franklin, and William S. Green's estate.
Decree appointed James Boyle and
Alexander Randall to sell property
Chancery Court Papers 6685
- July 23, 1845: James Boyle to George Wells
Land Records of Anne Arundel County,
Liber JHN 1 Folio 314
- January 10, 1877: George Wells to Farmers Bank of Maryland
Mortgage
Land Records of Anne Arundel County,
Liber SH 10 Folio 488
- February 9, 1877: George Wells to Alexander Randall, land
in trust to sell for creditors
Land Records of Anne Arundel County,
Liber SH 10 Folio 544
- September 9, 1881: Alexander Randall, Trustee, to Harriet A.
and Vachel S. Dadds
Land Records of Anne Arundel County,
Liber SH 18 Folio 210
- 116 Charles Street
- September 9, 1881: Harriet A. and Vachel S. Dadds to Isaac
N. and Eleanor Morehouse
Land Records of Anne Arundel County,
Liber SH 18 Folio 209
- June 18, 1887: Isaac N. and Eleanor Morehouse to M.
Estelle Carter
Land Records of Anne Arundel County,
Liber SH 30 Folio 668

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

116-118 Charles Street

name of property

Annapolis, Maryland

county and state

- =====
- September 7, 1916: M. Estelle Carter Herbert and William E. Herbert to Thomas O. and Ada M. Gott
Land Records of Anne Arundel County,
Liber GW 133 Folio 2
- October 25, 1918: Ada M. and Thomas O. Gott to Antonio and Rosaria Citrano Maggio
Land Records of Anne Arundel County,
Liber WNW 24 Folio 60
- 118 Charles Street
- August 2, 1910: Harriet A. Dadds to daughter, Nellie M. Dadds
Land Records of Anne Arundel County,
Liber GW 77 Folio 218
- December 20, 1923: Nellie M. Dadds devised to Harriet A. Dadds
- January 10, 1928: Harriet Ann Dadds to grandson, Harry W. Dadds
Land Records of Anne Arundel County,
Liber FSR 25 Folio 115
- June 21, 1929: Harry W. and Pearl M. Dadds to William T. Churchill
Land Records of Anne Arundel County,
Liber FSR 49 Folio 176
- July 5, 1945: William T. Churchill to Roy P. Morgan
Land Records of Anne Arundel County,
Liber JHH 333 Folio 496
- November 11, 1958: Roy P. and Martha B. Morgan to Malcolm Spencer Brown and Carol Gardner Brown
Land Records of Anne Arundel County,
Liber GTC 1250 Folio 501
- June 14, 1961: Malcolm Spencer Brown and Carol Gardner Brown to Francis N. and Nelly C. Greene
Land Records of Anne Arundel County,
Liber GTC 1483 Folio 220

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-389/AA-1733

116-118 Charles Street
name of property
Annapolis, Maryland
county and state

=====

January 20, 1964: Francis N. and Nelly C. Greene to Douglas G. and Ethel L. Smith
Land Records of Anne Arundel County,
Liber LNP 1727 Folio 500

February 11, 1969: Douglas G. and Ethel L. Smith to Morgan W. and Katherine D. Jopling
Land Records of Anne Arundel County,
Liber MSH 2243 Folio 302

August 9, 1973: Morgan W. and Katherine D. Jopling to David C. and Susan S. Huenerberg
Land Records of Anne Arundel County,
Liber WGL 2613 Folio 185

December 12, 1975: David C. and Susan S. Huenerberg to Robert Schoenhofer and wife, Donna Eisenhower
Land Records of Anne Arundel County,
Liber WGL 2817 Folio 147

February 24, 1981: Robert Schoenhofer and wife, Donna Eisenhower to Robert Schoenhofer
Land Records of Anne Arundel County,
Liber 3391 Folio 588

June 13, 1991: Robert Schoenhofer to Robert B. and Marilyn G. Mendez
Land Records of Anne Arundel County,
Liber 5340 Folio 73



~~AA-389/1733~~

116-118 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

NORTHWEST ELEVATION, LOOKING EAST

1 OF 1



AA-389

116 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SW ELEVATION, LOOKING SE

2 OF 7



AA-389

116 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SOUTH CORNER, LOOKING NORTH

3 OF 7



AA-389

116 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SE ELEVATION, LOOKING NW

4 OF 7



AA-389/~~1733~~

116-118 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SE ELEVATION, LOOKING SW

5 OF 7



AA-389/~~1733~~

116-118 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

EAST CORNER, LOOKING WEST

6 OF 7



~~AA-389/1733~~

116-118 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

NORTH CORNER, LOOKING SOUTH

7 OF 7

MARYLAND HISTORICAL TRUST
 21 STATE CIRCLE
 SHAW HOUSE
 ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 389
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good () Fair (X) Poor: ()
THEME:
STYLE: Vernacular - Annapolis Federal
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 116 Charles Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 155
OWNER: R. C. & A. Maggio ADDRESS: 116 Charles Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon (X)
 - Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
 Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
 Brick Veneer () Stone Veneer () Asbestos Shingle ()
 Bonding Pattern: _____ Other: _____
- Roof Structure
 - Truss: Wood (X) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

Appendages: Porches (X) Towers () Cupolas () Dormers () Chimneys () Sheds () Ells (X)
 Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
 Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
 Other:

Number of Stories: 2
 Number of Bays: 3
 Approximate Dimensions: 20 x 50

Entrance Location: Right

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
--	---

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Modillioned cornice; molded window and transom lit door caps; full width porch with turned columns, architrave singled later.

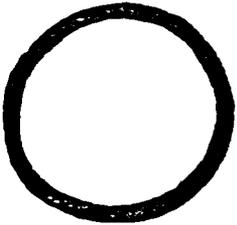
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good Vernacular Annapolis Federal residence, important to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

- Open Lane()Woodland()Scattered Buildings()
- Moderately Built Up()Densely-Built Up(✓)
- Residential()Commercial()
- Agricultural()Industrial()
- Roadside Strip Development()
- Other:

RECORDED BY:

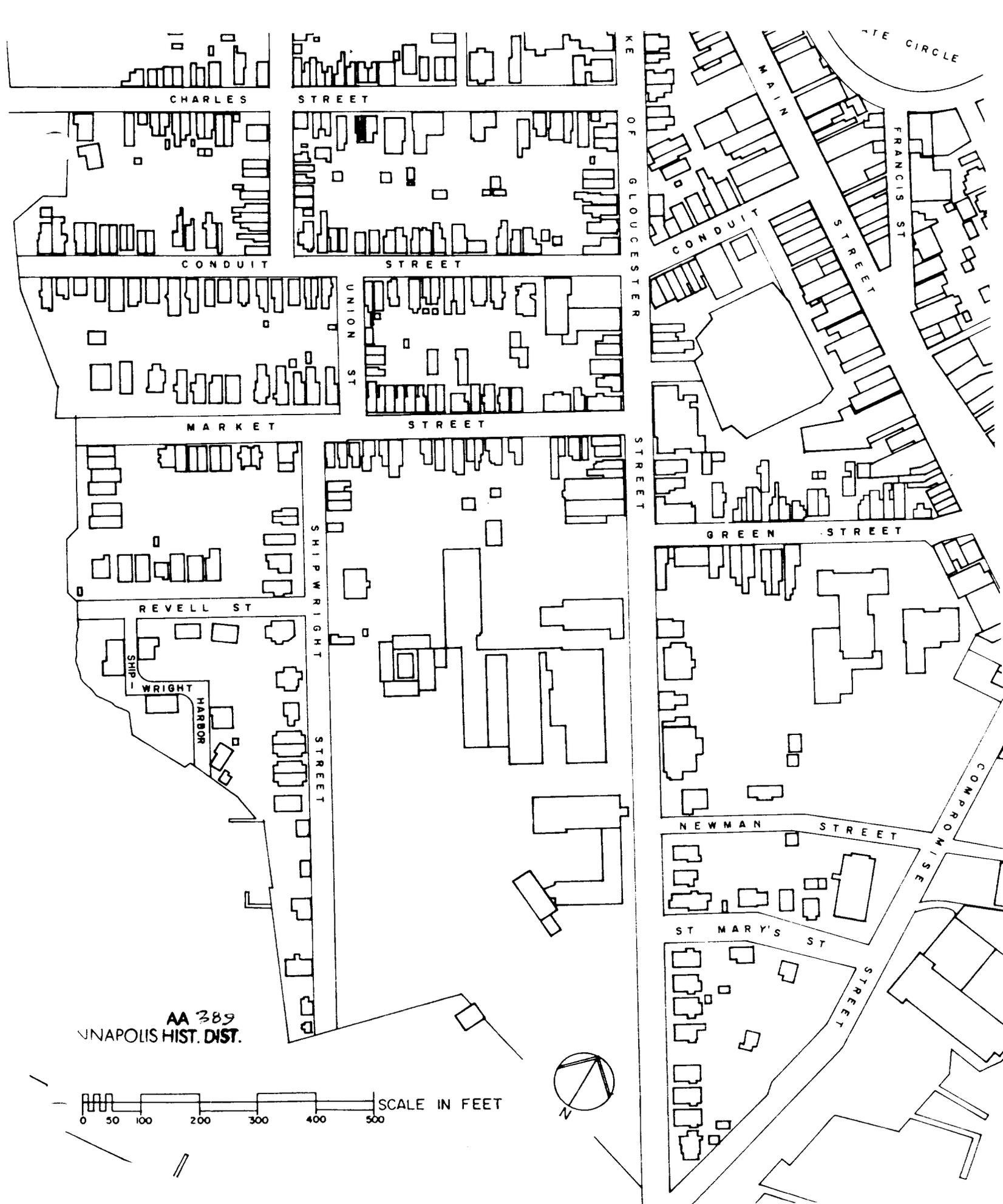
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 389
 ANAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET



116 Charles AA 389
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing SW

116 CHARLES

Form 10-445
(5/62)

STATE Annapolis, Maryland
 COUNTY
 TOWN VICINITY
 STREET NO. 116 Charles Street

ORIGINAL OWNER
 ORIGINAL USE residence
 PRESENT OWNER
 PRESENT USE residence
 WALL CONSTRUCTION shingle
 NO. OF STORIES two

HISTORIC AMERICAN BUILDINGS SURVEY
 INVENTORY

2. NAME
 DATE OR PERIOD post Civil War
 STYLE 19th C. Annapolis residential
 ARCHITECT
 BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO

116 Charles Street is yet another example of the basic Annapolis post Civil War building unit, especially in this section of the city, (see 106 Cathedral or 191 Green Street). There is a wood cornice with simple modillions, 2 second storey 2/2 shuttered windows with molded-cap lintels, and a three columned front porch. Side windows are 6/1. 118 Charles adjoins 116 and is similar but doesn't have front porch, and has a later large dormer on the roof.



5. PHYSICAL CONDITION OF STRUCTURE E

good



6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
 INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER
 William D. Morgan
 Columbia University
 New York City
 DATE OF RECORD July 27, 1967

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA-389

PHOTOGRAPH BY
WILLIAM D. MORGAN

115 Charles St

552

AA-389

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1733</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Vernacular
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 118 Charles Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 156
OWNER: Robert F. Schoenhofer
ADDRESS: 118 Charles Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon (X)
 - Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood (X) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

Appendages: Porches () Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2 1/2
Number of Bays: 3
Approximate Dimensions: 20 x 50

Entrance Location: Left

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
--	---

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Large, later shed dormer at roof with triple windows; simple but good cornice; molded window and transom lit door caps, porch removed.

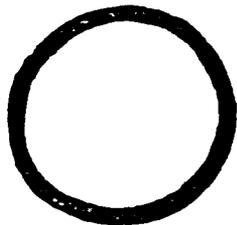
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Fair example, due to alteration at roof, of Vernacular Annapolis Federal, still important to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up() Densely Built Up(✓)
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

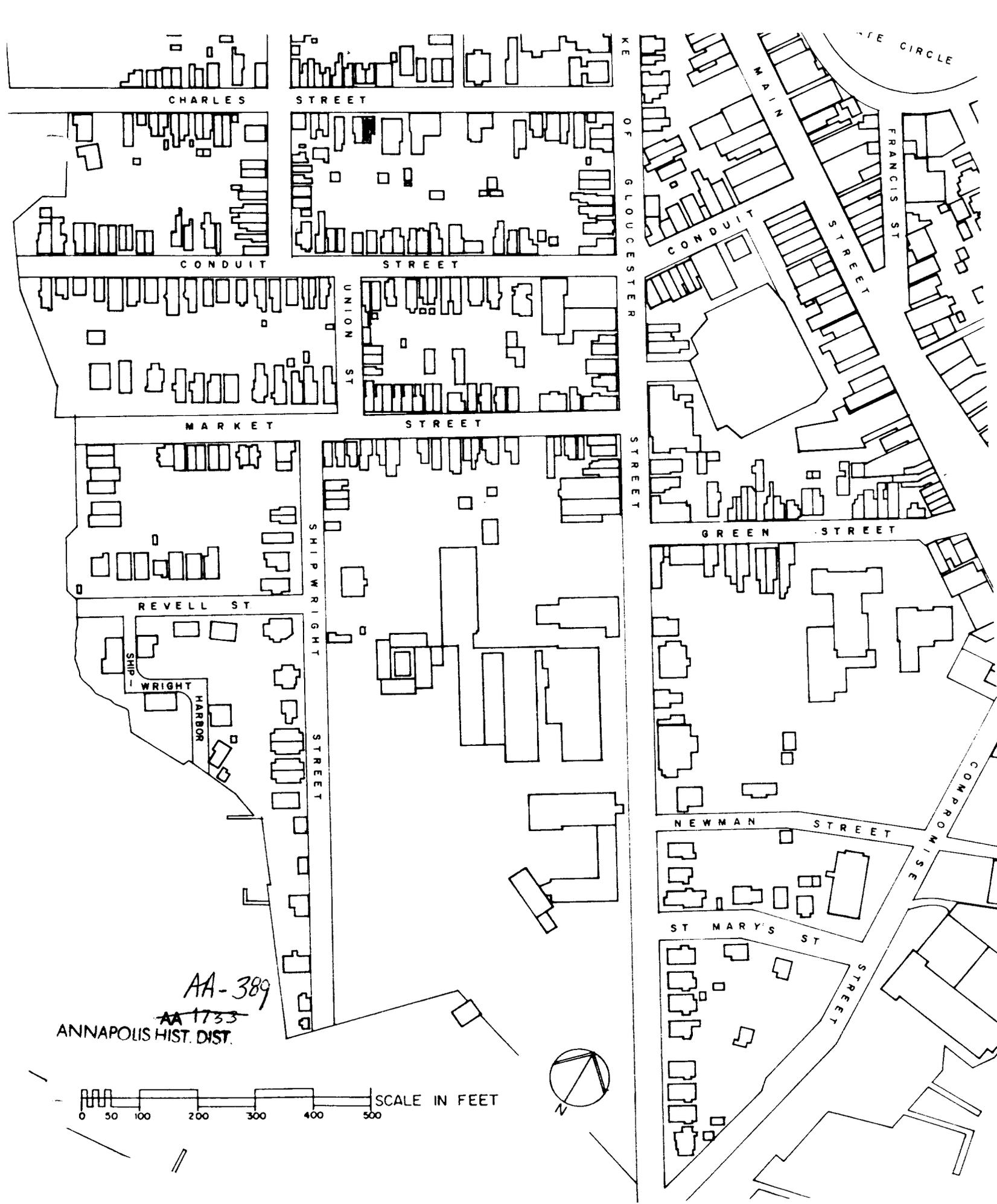
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



CHARLES STREET

CONDUIT STREET

MARKET STREET

UNION ST

REVELL ST

SHIPWRIGHT HARBOR

SHIPWRIGHT STREET

KE OF GLOUCESTER STREET

CONDUIT STREET

MAIN STREET

FRANCIS ST

WATER CIRCLE

GREEN STREET

NEWMAN STREET

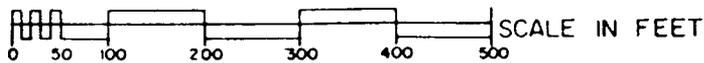
ST MARY'S ST

COMPROMISE STREET

AA-389

AA 1733

ANNAPOLIS HIST. DIST.





AA-389

AA 1733

118 Charles

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW