CAPSULE SUMMARY 2197
John Battista Parodi House (AA-~~2188~~)
212A King George Street

The building located at the rear of 212 King George Street was originally constructed in the years between 1870 and 1875 by John Battista Parodi at 220 King George Street. In the 1870s, Parodi had three sets of rowhouses and one freestanding dwelling erected on the property, personally occupying the building at 220 King George Street. Subsequent property owner Margaret Thackray Weems relocated the wood frame dwelling in 1938 to the center of Parcel 25, on a tract designated as 212A King George Street.

The single-family dwelling at 212A King George is a two-story, four-bay frame structure. The house is set upon an infilled brick pier foundation, has weatherboard walls and is covered with a gable roof, clad with standing seam metal and featuring two inside end chimneys. A one-and-a-half-story side wing with a catslide roof and an inset screen porch is located on the southeast end wall of the main house. A semi-circular dormer with a fanlight is located in the front slope roof of the side wing.

2197

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-~~2188~~

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1. Name of Property

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historic name John Battista Parodi House

common/other name _____

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2. Location

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street & number 212A King George Street not for publication ___

city or town Annapolis vicinity __ state Maryland code MD

county Anne Arundel code 003 zip code 21401

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

1 building(s)
____ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
1	____	buildings
____	____	sites
____	____	structures
____	____	objects
1	____	Total

Is this property listed in the National Register?

Yes X 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)

Vernacular

Materials (Enter categories from instructions)

foundation Brick: Infilled Piers
roof Gable: Standing Seam
walls Wood Frame: Weatherboard
other

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

See Continuation Sheet No. 7-1

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8. Statement of Significance

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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.

_X_ 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.

_X_ 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.

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Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance 1870-1938

Significant Dates 1870-1875
1938

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

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

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(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 1213-349.

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

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10. Geographical Data

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Acreage of Property Less than one acre

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

The property designated as 212A King George Street is located on Parcel 1313 as shown on Grid 11, Map 4 in the City of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with this property since it was relocated to this parcel in 1938.

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11. Form Prepared By

==========

name/title L. Trieschmann & K. Williams, Architectural Historians
organization Traceries date February 2, 1998
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

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12. Property Owner

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name Christina P. and Ladson A. Mills, III
street & number 212A King George Street telephone
city or town Annapolis state MD zip code 21401

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The single-family dwelling at 212A King George, built circa 1870 and moved to the present site in 1938, is a two-story, four-bay wide structure. The wood frame house is set upon an infilled brick pier foundation, has weatherboard walls. It is covered with a gable roof, clad with standing seam metal, and features two interior end chimneys. A one-and-a-half-story wing with a catslide roof and an inset screen porch is located on the southeast end wall of the main house. A semi-circular dormer with a fanlight is located in the front slope roof of the side wing.

The southwest elevation faces a small front yard and the rear yards of 214 and 216-218 King George Street. It is four bays wide with an entry located in the second bay from the northwest. The entry, raised slightly from ground level, is reached by brick steps and features a six-paneled wood door and a three-light transom, set within a slightly pedimented architrave. A single 6/6 window is located to the northwest and two single 6/6 windows are located to the door's southeast. The windows feature identical pedimented architraves. All of the windows have wood sills and louvered shutters. The second story has four 6/6 windows with pedimented architraves, wood sills, and louvered shutters. Above the second floor is a projecting cornice, supported by wood modillions. Narrow corner boards visually buttress the edges of this elevation.

The southeast elevation of the main block has no openings, but is abutted by the side wing. An exterior screen door leads into the screen porch of this side wing, while a four-paneled wood entry door leads from the side wing into the end wall of the main block of the house. The four-paneled door has glazing in the upper panels and features a pedimented architrave surround like that of the front door. Towards the rear of the side wing, the weatherboard walls have paired 6/6 windows. A six-light casement window is located between the screen door and these paired end windows. Some changes in the woodwork at the back of this wing suggest that a former corner porch was filled in at some point.

The northeast elevation of the house faces the rear yard of 207 Hanover Street, although separated from it by a hedge and other vegetation. This elevation, clad with weatherboard walls, has two openings on the first story and five openings on the second story of the main block. All of the windows on the weatherboarded wall appear to date from the 1938 move or later. On the first story has a pair of 15-light French doors and a large pivot window in a pseudo-bay covered by a half-mansard roof. The second story has five openings consisting of three 6/6 with two 6-light casements between.

The building located at the rear of 212 King George Street was originally constructed in the years between 1870 and 1875 by John Battista Parodi on the site of 220 King George Street. In the 1870s, Parodi had three sets of rowhouses erected on the property as speculative development. Parodi personally occupied the one freestanding dwelling at 220 King George Street. In 1938, then-owner, Margaret Thackray Weems, relocated the wood frame dwelling to the center of Parcel 25, on a tract designated as 212A King George Street. Despite its relocation, the late 19th century dwelling stands as an example of late 19th century housing within a speculative development of King George Street.

PROPERTY HISTORY

The property on which the building at 212A King George Street is sited, both its original site and present site, was historically owned by Captain Thomas Gassaway (1684-1739), who started his career as a storekeeper for Perkins, Buchanan, & Brown. At the time of his death in 1739, Gassaway owned only a portion of Parcel 25. The parcel, bounded by King George Street, Maryland Avenue, Hanover Street, and Governor Street, was divided into twenty equally sized lots denoted A through W. The Gassaway heirs retained ownership of five of the lots (B, H, I, G, L, and M) until the 1760s and 1770s.

Now designated as 203-221 King George Street, Lot B was owned by John Bruce of Charles County, MD in the early 1770s. In the spring of 1772, Bruce conveyed Lot B of Parcel 25, which fronted King George Street, with improvements to Daniel of St. Thomas Jenifer for 70 pounds sterling. Early in 1772, Jenifer had purchased Lot H, which included the present property known as 195-201 Hanover Street, Lot I, which included the property known as 203-211 King George Street, and Lots G and D to the southeast (now property of the United States Naval Academy).

By the summer of 1772, Jenifer was in possession of Lots B, H, D, I, G, L, and M, thus, reuniting the lots originally owned by Gassaway in 1739. Jenifer was one of the most important individuals in the influential Province of Maryland prior to the Revolutionary War and, in the later events leading to the adoption of the Constitution of the United States. Jenifer, however, appears never to have resided in the Hanover Street property, selling Lots B, H, and I within months to local merchant and importer, Anthony Stewart.

Believing his future destroyed following the burning of his cargo ship the Peggy Stewart, Anthony Stewart left Annapolis for Nova Scotia. His wife and children remained, eventually defaulting on the mortgage and transferring the property back to Daniel of St. Thomas Jenifer in 1779. In May 1783, Thomas Stone became the owner and occupant of the house and Lots B, H, I, G, L, and M. One of the four signers of the Declaration of Independence from Maryland, Stone died only a few years after obtaining ownership. Consequently, the vast parcel was ordered to be sold by the executors of the estate, M.J. Stone and G.R. Brown. Purchased by William Harwood, and confirmed by Daniel of St. Thomas Jenifer in 1801, the property remained in the hands of the Harwood family until 1864. Alexander Randall and Joseph H. Nichols were appointed trustees by the Chancellor to sell the real estate of General Richard Harwood of Thomas to Robert Welch of Ben. The vast property, which stretched from Hanover Street to King George Street and Maryland Avenue, was then immediately reconveyed by Welch to his son Charles for $4,000.

BUILDING HISTORY

Residing in the Peggy Stewart House at 207 Hanover Street (AA-724), Charles Sellman Welch was an alderman and Judge of the Orphans Court for Anne Arundel County. By July 1870, Welch and his wife Ann Rebecca Welch conveyed a portion of the property fronting on King George Street to John Battista Parodi. Parodi, originally from Italy, erected three sets of rowhouses and one freestanding dwelling on the property. Designated as 208-210 King George Street (AA-1135 and AA-1136) and 212-214 King George Street (AA-1137), the vernacular buildings consisted of four single-family dwellings that were virtually identical in detailing and form. Although not architecturally identical, the twin dwellings at 216-218 King George Street (AA-1138 and AA-2185) were constructed simultaneously by Parodi. At 220 King George Street, Parodi erected an imposing wood frame, single-family dwelling for his own use.

When Parodi died in 1875, the property was equally devised to his children, John B. Parodi, Madelina B. Parodi, and Joseph B. Parodi, although, his wife, Susan Parodi, was assessed in 1876 for five frame dwellings on King George Street, valued at $4,475. By 1896, the property was assessed for seven frame dwellings with a value of $6,765.

By 1924, however, Joseph Parodi was the sole surviving heir and

owner of the King George Street properties. The properties at 210, 212-214 and 220 King George Street were bequeathed upon his death in 1935 to the Redemptorists. According to a 1937 deed of sale, Parodi willed the property into "trust for the education of the young men for the priesthood after deducting the necessary and proper expenses for the care, management, and upkeep of the said premises...." Parodi had further stipulated that the land could not be sold unless "the U.S. Government should require it for its purposes."

Not wishing to retain the property, the Redemptorists obtained a decree from the Circuit Court that declared the land free of the trust conditions and limitations, and therefore could be sold. The church conveyed it to Margaret Thackray Weems in March 1937.

Margaret Weems, the wife of Lieutenant Commander Philip Van Horn Weems of the United States Navy, was a prominent citizen and property owner in Annapolis. Weems had the circa 1870 wood frame building that fronted on King George Street at 220 relocated in 1938 to the center of the block on a lot now designated as 212A King George Street. At 220 King George Street (AA-1139), Weems hired Eastport architect, Charles E. Miller, to design a Georgian Revival style dwelling utilizing bricks from an 18th century building on Main Street that was in the process of being razed.

The Weems family, who owned and occupied the Bordley-Randall House on Randall Court (AA-670), agreed to sell the dwelling at 210 King George Street, together with the property at the rear of 210, 212, and 214 King George Street, to W. James Winship Lewis. The contract for the sale, dated October 5, 1944, specified that the property at the rear of 210 King George Street was "known as the Barn." This tract was to be sold for $7,500, while the dwelling at 210 King George was sold for $3,500 and the rear of 212-214 King George Street, which included the circa 1870 dwelling erected for Parodi, was $6,500.[1] Lewis appears to have not taken full title of the property; thus, in 1947, the Weems and Lewis jointly conveyed each of the properties to individually owners.

The dwelling at 212A King George Street was purchased by I. Burkley Jones, III and his wife, Doris A. Jones. Israel Burkley Jones, III of Baltimore, MD was the assistant manager of the Gas & Electric

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[1] Land Records of Anne Arundel County, Liber JHH 317, Folio 153.

Company.

Based on the deed research and historic maps, between 1945 and 1954, the twin building at 212-214 King George Street was significantly altered to function as a single dwelling. Consequently, the southeastern-most bay was removed and the interior of the building renovated. An alley was created with easements that provided direct access to the wood frame building at the rear of 212 King George Street. Thus, the building erected as a twin rowhouse by Parodi between 1870 and 1875 at 212-214 King George Street, became a single-family dwelling known as 214 King George Street, and the address of 212 King George Street was applied to the relocated dwelling at the rear of the property.

In 1990, after having occupied the dwelling for over forty years, widow Doris Jones, and her daughter, Anne Heather Jones Sterling, sold the property to Gay Dianne Carter. In 1993, Carter conveyed partial interest to Brian Lees, whom she later married. In 1995, the couple conveyed the modest circa 1870 dwelling to present owners, Christina P. and Ladson A. Mills, III.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-~~2188~~ 2197

John Battista Parodi House
name of property
Annapolis, Maryland
county and state

==========

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-11930)
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: Unknown

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Chain of Title for 212A King George Street:

1772:	John Bruce to Daniel of St. Thomas Jenifer Land Records of Anne Arundel County Liber IB 3 Folio 394
July 1772:	Daniel of St. Thomas Jenifer to Anthony Stewart Provincial Court Records Liber DD 5 Folio 335
1779:	Anthony Stewart to Daniel of St. Thomas Jenifer Release of Debt Land Records of Anne Arundel County Liber NH 1 Folio 85
May 30, 1783:	Anthony Stewart to Thomas Stone Land Records of Anne Arundel County Liber NH 11 Folio 295
October 1787:	Thomas Stone died; property ordered to be sold by executors M.J. Stone and G.R. Brown Will Records of Charles County Liber AH 9 Folio 459
1801:	J.M. and Margaret Daniel and T. and Mildred Daniel to Thomas Harwood Land Records of Anne Arundel County Liber NH 11 Folio 348
1801:	Daniel of St. Thomas Jenifer to Thomas Harwood Confirmatory Deed Land Records of Anne Arundel County Liber NH 11 Folio 295

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June 14, 1864:	Alexander Randall and Joseph H. Nichols, Trustees appointed by the Chancellor to make the sale of the real estate of General Richard Harwood of Thomas, to Robert Welch of Ben Land Records of Anne Arundel County Liber NHG 2 Folio 604
June 14, 1864:	Robert Welch of Ben to Charles Welch Land Records of Anne Arundel County Liber NHG 12 Folio 337
July 29, 1870:	Charles S. and Ann Rebecca Welch to John Battista Parodi Land Records of Anne Arundel County Liber SH 5 Folio 206
1875:	John Battista Parodi devised to three children, John B. Parodi, Madelina B. Parodi, and Joseph B. Parodi Will Records of Anne Arundel County Liber RID 1 Folio 301
February 21, 1935:	Joseph B. Parodi devised to The Redemptorists Will Records of Anne Arundel County Liber GTC 1 Folio 539
March 25, 1937:	The Redemptorists and Francis Gallagher, Rector of St. Mary's Roman Catholic Church to Margaret Thackray Weems Land Records of Anne Arundel County Liber FAM 163 Folio 14
October 5, 1944:	Margaret Thackray Weems and Philip Van Horn Weems to W. James Winship Lewis Contract to Purchase Rear of 210 King George, 210 King George, and Rear of 212-214 King George Land Records of Anne Arundel County, Liber JHH 317 Folio 153

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-~~2188~~ 2197

John Battista Parodi House
name of property
Annapolis, Maryland
county and state

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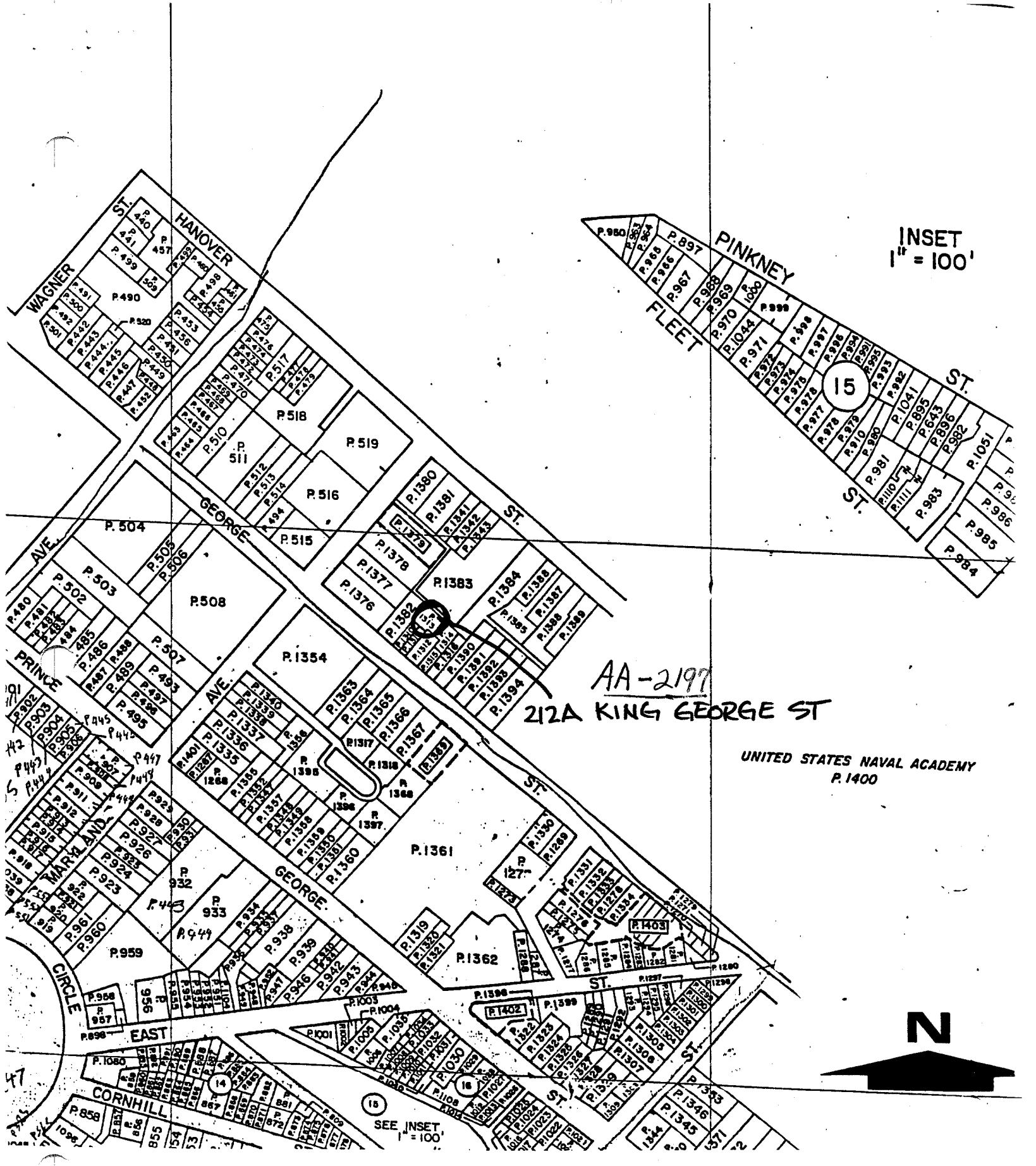
June 6, 1947:	Margaret Thackray Weems, Philip Van Horn Weems, and W. James Winship Lewis to I. Burkley and Doris A. Jones, III House moved from 220 King George Street to Rear 212 King George Street Land Records of Anne Arundel County, Liber JHH 414 Folio 191
June 26, 1970:	Doris A. Jones, individually and as attorney-in-fact for I. Burkley Jones, III, to Henry J. Tarantino, Trustee Land Records of Anne Arundel County, Liber 2350 Folio 50
June 26, 1960:	Henry J. Tarantino, Trustee, to Doris A. Jones, I. Burkley Jones, III, and Anne Jones Hollingsworth Land Records of Anne Arundel County, Liber 2350 Folio 54
August 7, 1990:	Doris A. Jones and Anne Heather Jones Sterling to Gay Dianne Carter Land Records of Anne Arundel County, Liber 5151 Folio 780
January 25, 1993:	Gay Dianne Carter to Gay Dianne Carter and Brian Lees Land Records of Anne Arundel County, Liber MMR 6120 Folio 488
September 28, 1995:	Gay Dianne Carter-Lees and Brian Lees to Christina P. and Ladson A. Mills, III Land Records of Anne Arundel County, Liber 7175 Folio 445



MAP OF ANNAPOLIS, No.4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1' = 200'

AA-2197
212 REAR KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
JUNE 1998
MD SHPO
SOUTH CORNER, LOOKING NORTH
1 OF 4

212

AA-2197
212 REAR KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
JUNE 1998
MD SHPO
SIDE ADDITION, LOOKING NORTH
2 OF 4

AA-2199
212 REAR KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
JUNE 1998
MD SHPO
FACADE, LOOKING EAST
3 OF 4

AA-2197
212 REAR KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
JUNE 1998
MD SHPO
REAR ELEVATION, LOOKING NW
4 OF 4