CH-513 **1898-1900**
Padgett-Posey House
La Plata
Private

The late Victorian Padgett-Posey House is a large 2-1/2-story frame dwelling with elaborate, Clasically-inspired ornament. The house is characterized by its boxy proportions, tall, cross-gable roof, and prominent pedimented gable ends. A substantial wrap-around porch defines the facade and south elevation's of the house, and fish-scale shingles adorn the gable end pediments. The house occupies a nearly 2-acre town lot in the heart of La Plata.

Erected shortly after 1898, the Padgett-Posey House is not only the best surviving example of late-Victorian, "Free-Classic" architecture in the town of La Plata, but is also significant for its association with the town's first executive officer, Samuel C. Padgett. The house remains in a remarkably original state, both on the interior and on the exterior.

MARYLAND HISTORICAL TRUST Inventory No. CH-513
MD INVENTORY OF HISTORIC PROPERTIES

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1. Name of Property

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historic name Padgett-Posey House
common/other name _____

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2. Location

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street & number 200 Kent Avenue not for publication _____
city or town La Plata vicinity __ state Maryland code MD
county Charles code 017 zip code 20646

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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)

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

Number of Resources within Property

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Is this property listed in the National Register?
Yes ____ Name of Listing _____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-513

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

Victorian

Materials (Enter categories from instructions)

foundation solid: stretcher bond brick
roof side gable: pressed copper shingles
walls wood frame: German siding
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.

_X_ 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.

____ 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
CONTINUATION SHEET

Inventory No. CH-513

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Areas of Significance (Enter categories from instructions)
ARCHITECTURE
GOVERNMENT

Period of Significance 1898 - 1911

Significant Dates 1898-1900

Significant Person (Complete if Criterion B is marked above)
Samuel C. Padgett, First President of the La Plata Town Commission

Cultural Affiliation Undefined

Architect/Builder Unknown

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

See Continuation Sheet No. 8-1

CH-513

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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.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

Wearmouth, John. *La Plata, Maryland: 1888-1988, 100 Years the Heart of Charles County*. La Plata, MD: Town of La Plata, 1988.

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10. Geographical Data

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Acreage of Property 1-1/3 plus 1/5 acres

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

The property is designated as Lot on Map 115 on the Town of La Plata Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Padgett-Posey House has been associated with Lot , Map 115 since its construction.

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11. Form Prepared By

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name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date May 19, 1999
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

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12. Property Owner

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name Dr. Arturo Monteiro
street & number _____ telephone _____
city or town La Plata state MD zip code 20646

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The late Victorian Padgett-Posey House is a large 2-1/2-story frame dwelling with elaborate Clasically-inspired ornament. The house is characterized by its boxy proportions, tall, cross gable roof, and prominent pedimented gable ends. A substantial wrap-around porch defines the facade and south elevation's of the house, and fish-scale shingles adorn the gable end pediments. The house occupies a nearly 2-acre town lot in the heart of La Plata.

Facing Kent Avenue to the west, the Padgett-Posey House occupies an open and level lot with several mature shade trees. A small frame shed stands directly behind the house, and a circular gravel drive provides access to the south side of the house.

Standing on a tall continuous brick foundation, the house's footprint is nearly square. The walls are clad in wood German siding, while the gable-end pediments contain fish-scale shingles. The building's gable ends are also embellished with a molded raking cornice. The multi-gable roof is covered in its original decorative pressed metal shingles, and pierced by two interior brick chimneys, both of which were originally topped by elaborate corbeled caps. However, only the rear chimney retains its original cap. A concrete block flue was added to the exterior at the southeast corner of the building. The Victorian-style porch wraps around two sides of the house and incorporates turned wood posts and matchstick balusters.

The facade of the Padgett-Posey House is organized around the main entrance and a 2-1/2-story front-gable projecting bay. The entrance consists of a single-leaf panel-and-light wood door framed by 3-light sidelights and a 3-light transom. The entry, set in the southernmost facade bay, is emphasized by a shallow pediment set atop the porch roof and aligned with the door. The remaining two first story openings pierce the projecting 2-1/2-story bay and contain original 2/2 sash with original square-edged wood casings that are embellished with slight overhanging ears. The facade's second story is broken into two sections. One consists of the projecting front gable section, while the other contains a second story porch. The projecting bay holds two original windows, while the wall of the main facade, under the covered second story porch, is pierced by a narrow single-leaf panel-and-light wood door and one original window. A 6-light wood casement window is centered on the pedimented front gable.

The south wall of the house features a 2-story projecting 3-sided bay with angled side walls. Stretching across the gable end of the

main house, the bay holds all original single windows except at the first story center where the windows are paired. THe westernmost window of the first story of the bay contains an elongated window that extends from the porch floor nearly to the porch ceiling. This "window" doubles as a entry onto the porch. Another pair of 6/2 windows occupy the south gable end at the third story.

The rear of the house reveals the most alteration. Another 1-story wrap-around porch extends across the rear and around the north side of the house. This porch displays more florid Victorian ornament than what adorns the front porch. Its details include scroll-sawn brackets, chamfered posts and plain "X" balustrades. A portion of the rear porch has been enclosed near the southeast cotner of the house, while a frame exterior stair was added to acess the second story where a flush wood door was added. In addition, the rear door has been replaced and the rear first story window altered. The pair of 1/1 sash windows that occupy the uppermost story also appear to be replacements.

The house's north elevation reveals its nearly original design. The porch extends approximately half way down the wall, where the main side gable section protrudes. Two first story windows located beneath the porch roof have been added or altered, but otherwise the elevation retains its historic layout and materials. Three original windows break the first story, while another four light the second. A single 2/2 sash window is contained within the pedimented gable end.

INTERIOR:

In a 1988 interview, the daughter of one of the house's early owners described the layout of the dwelling:

It had "wide porches, both front and back, front door with top and side window lights,...large front hall...parlor and sitting room on [the] north side separated by handsome wood sliding doors...colored tile around the fireplace...marble mantel with mirror...Latrobe stoves set back in the fireplaces which burned nut coal only...large dining room with adjoining conservatory for growing and displaying plants...kitchen and butler's pantry on the first floor. THere were four bedrooms on the second floor and three on the third. Also on the third floor under the eaves was a large wood water tank filled from the well by a power pump in the back yard, which allowed this house to have a full complement of modern indoor plumbing and bathroom facilities."

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From this description we can surmise that little has changed in the house over its 100 years in existence. The major alterations to the interior were made to divide the rooms into several private spaces when it was converted for use as a nursing home and later a rooming house. The major changes include the partition added between the front and back parlors, and the enclosure of the rear or servant's stair from the first to the second floor. In addition, one of the coal-burning fireplaces has been removed and coveredover in the dining room. The kitchen is the only room of on the first floor that has been majorly altered. It now features all modern appliances, linoleum flooring and 1960s cabinetry. The butler's pantry is still in tact on the south end of the kitchen.

The distinctive interior ornament includes an elaborate double-L stair with a decorated square newel, turned balusters, and open stringer with scroll-sawn brackets. The doors and windows are trimmed with reeded-and-convex pilaster casings ornamented with bulls-eye corner blocks and decorative base blocks. A continuous 2-part baseboard circumscribes the rooms. In addition, the majority of the 5-panel interior doors appear to be original to the house.

Another original feature of the interior is the curved plaster corner wall at the rear of the back hall. This curve once provided the transition from te hall to the narrow servants stair that once commenced here. The same curved wall accompanies the remaining exposed portion of the stair on the second floor.

The most outstanding architectural feature of the house is the one remaining mantel set diagonally in the corner of the front parlor. This 2-part mantel features colored tiles surrounding the stove grate, square pilasters topped by foliate brackets and a simple entablature adorned with an egg-and-dart molding. The overmantel contains a shelf supported on carved wood brakets and a beveled mirror. A low-relief wreath ornaments the panel below the shelf. An additional early feature of he house is an oil lamp with mirror reflector mounted on the door casing between the dining room and the foyer. The electric light fixtures also appear to be of early date.

OUTBUILDING:

A single frame shed accompanies the main dwelling. This circa 1920s frame building features a front gable roof, wood German

siding, and two single-leaf vertical board doors. The shallow pitched asphalt-shingled roof terminates in open eaves with exposed rafter tails.

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Erected shortly after 1898, the Padgett-Posey House is not only the best surviving example of late-Victorian "Free-Classic" architecture in the town of La Plata, but is also significant for its association with the town's first executive officer, Samuel C. Padgett. The house remains in a remarkably original state, both on the interior and on the exterior.

At the time of construction of the Padgett-Posey House, La Plata was still a small village that owed its existence to the presence of the Baltimore & Potomac Railroad tracks that run north-south through the town. Opened in 1873, the railroad drew businesses and residents who looked forward to improved communications and transportation and the development of a modern commercial center in Charles County. The town began as a small rail stop, post office, and store, and quickly grew to incorporate several hotels, a number of stores and trades, a saw mill, and numerous residences.[1] The town became offically incorporated in 1888. A board of five commissioners was elected, and one of the five selected to be president.

The first president of the la Plata Town Commission was appointed by the board on July 7, 1900. His name was Samuel C. Padgett, a prominent local citizen. Padgett purchased the parcel upon which he built his house from Benjamin Mattingly in 1898. Shortly thereafter, construction began on his modern and stylish house.[2] Judging from the studied architectural proportions and features of the house, it is likely that an outside builder or architect played a role in its design. The house incorporated many modern conveniences that were probably rare in the county at that time. The house had running water, indoor bathrooms, and coal-burning stoves. In addition, the house included formal spaces and room for servants, an added luxury in the small town of La Plata.

Padgett occupied the house for only about ten years, selling it to Conrad Posey, a local businessman, in 1911. Posey owned and operated the Hotel La Plata (once Smoot Hotel), the first hotel built in La Plata (now demolished). The Posey family retained the

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[1] Wearmouth, John., *La Plata, Maryland, 1888-1988*, pp.1-5.

[2] According to long time resident and La Plata historian, Kitty Newcomb, the Padgett began construction on his house after becoming engaged, but became despondent after his bride-to-be ended the engagement.

house and property for over forty years. In 1954, the property was sold to James and Mary Dolls. The property switched hands every couple of years from that time until 1966 when the present owner obtained the house and land. Since that time the house has served as a nursing home and as a boarding house.

The house exhibits typical features of what has been termed the "free-classic" mode of the late Victorian era. This mode incorporates classically-inspired details and ornament into an otherwise Queen Anne form. The Padgett-Posey House is an excellent example of this stylistic trend. Its pedimented front porch and gable ends, and its restrained ornament all lend to this "free-classic" label.

The house is arguably the most academically pure Victorian house in the town of La Plata.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

ARCHITECTURE
GOVERNMENT

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling

Known Design Source: Unknown

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Chain of Title:

June 25, 1898:	Benjamin Mattingly to Samuel C. Padgett $175 1 1/3-acres Charles County Land Records Liber BGS 9 Folio 90
March 10, 1905:	Adrian and Mary Posey to Samuel C. Padgett $100 1/5 acre Charles County Land Records Liber FDM 16 Folio 85
1911	Samuel C. Padgett to Conrad Posey Charles County Land Records Liber Folio
September 18, 1939:	Ola B. Posey, widow to Kenneth Carlisle Posey, Dunreath Posey Stickley 1 1/3-acres plus 1/5 acres Reserving a life estate Charles County Land Records Liber WMA 73 Folio 117
November 28, 1954:	Kenneth Carlisle Posey, Dunreath Posey Stickley & Allen R. Stickley to James E.G. & Mary Elsie Dolls $15,000 1 1/3-acres plus 1/5 acre Charles County Land Records Liber PCM 114 Folio 453
April 26, 1960:	James E.G. & Mary E. Dolls to Rudolf & Eleanor Carrico same Charles County Land Records Liber PCM 140 Folio 208
May 18, 1964:	Rudolf A. & Eleanor Mae Carrico to Kenneth M. & Nellie M. Atchinson,

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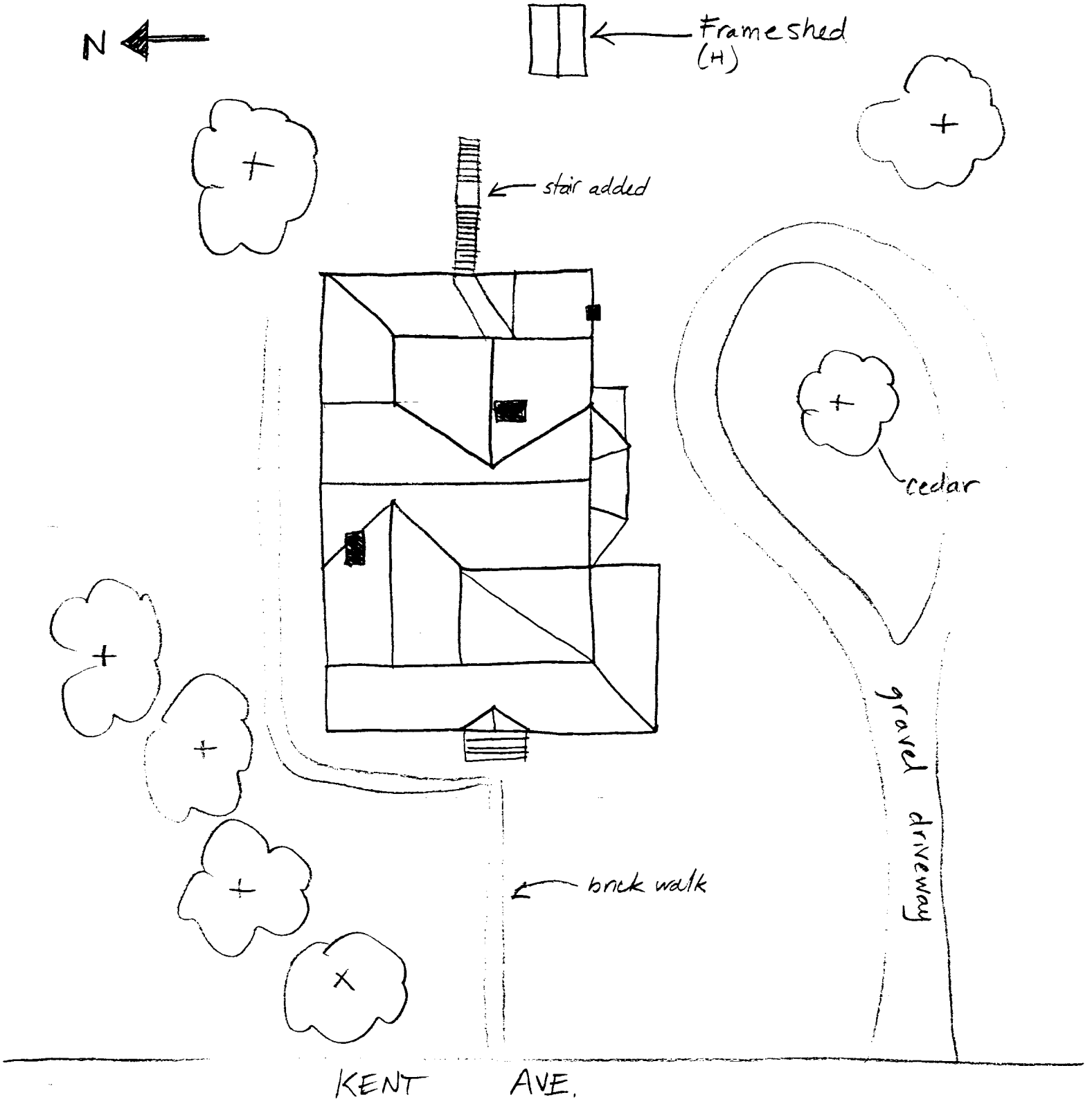
Jr.
same
Charles County Land Records
Liber 169 Folio 135

June 25, 1966: Kenneth M. & Nellie M. Atchinson to Arturo M. & Juliana Del Rosario Monteiro
same
Charles County Land Records
Liber BGS 9 Folio 90

RESOURCE SKETCH MAP
2/99

PADGETT - POSEY HOUSE CH - 513
LA PLATA, MD

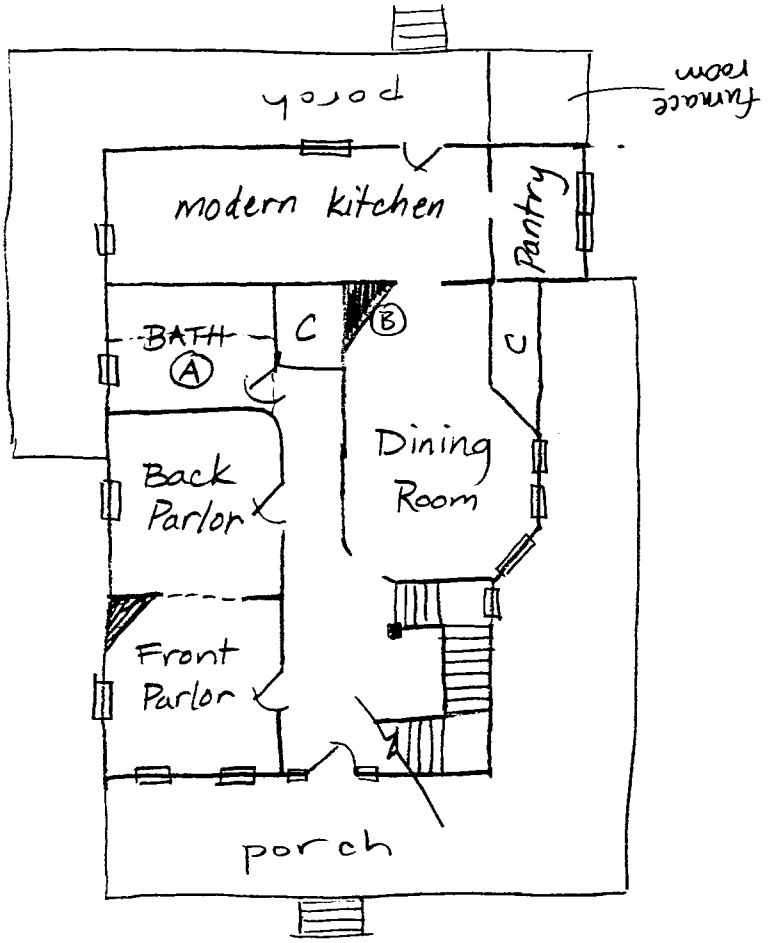


RESOURCE SKETCH PLAN
2/99

PADGETT - POSEY HOUSE

CH-513

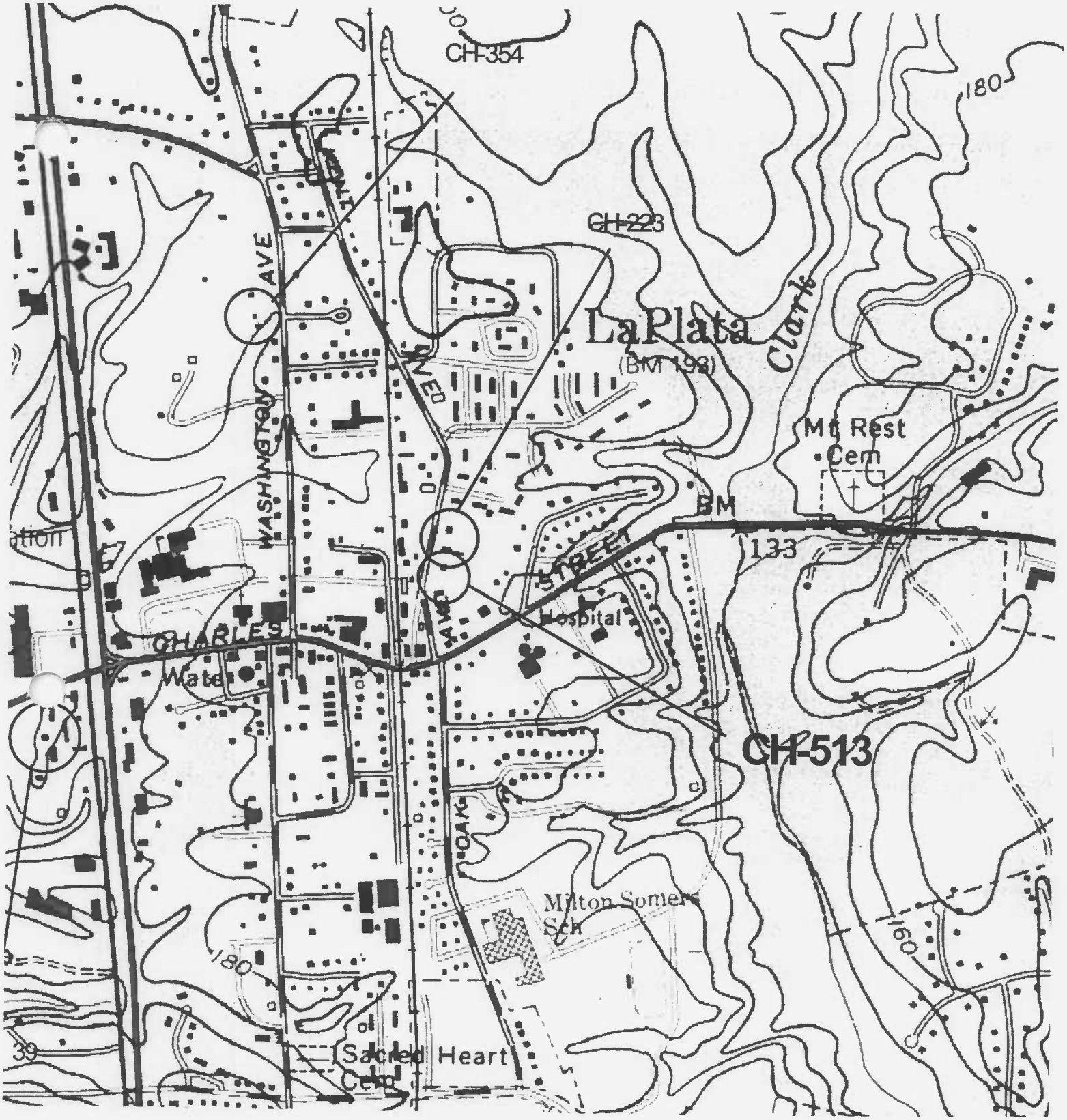
N



(A) Location of original back stair

(B) Enclosed fireplace - mantel removed

FIRST FLOOR PLAN



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Padgett-Posey House
La Plata, MD

CH-513

LA PLATA, MD QUAD

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
VIEW LOOKING NE
1 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
FACADE - LOOKING EAST
2 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
SOUTH ELEVATION
3 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
EAST ELEVATION
4 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
NORTH ELEVATION
5 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
INTERIOR - MAIN STAIR
6 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
INTERIOR- FRONT PARLOR MANTEL
7 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
INTERIOR- LIGHT FIXTURE IN ENTRY HALL
8 OF 9

CH-513
PADGETT-POSEY HOUSE
LA PLATA, MD
K.G. SMITH
2/99
MARYLAND SHPO
SHED - LOOKING NE
9 OF 9