CH-519 **circa 1890**
Padgett House
Port Tobacco vic.
Private

Located on a 120-acre farm, the Padgett House stands as a good example of a turn-of-the-20th-century Vernacular farmhouse accompanied by surrounding agricultural outbuildings. The dwelling consists of a modified frame I-house, while the outbuildings, all dating to the first half of the 20th century, include two tobacco barns, a shed and a silo.

The Padgett House and outbuildings remain as an illustration of a typical Charles County farmstead of the turn of the 20th century. The modified I-house form and Victorian detailing of the dwelling along with the scattered pre-1950 farm buildings surrounding it are common features of late-19th and early 20th century farms in Charles County. The house was likely built for one of the Padgett family who owned the property from just after the Civil War until the early years of the 20th century.

MARYLAND HISTORICAL TRUST Inventory No. CH-519
MD INVENTORY OF HISTORIC PROPERTIES

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1. Name of Property

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historic name Padgett House
Common/other name "Part of St. Johns"

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2. Location

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street & number 9635 Poor House Road not for publication _____
city or town Port Tobacco vicinity X state Maryland code MD
county Charles code 017 zip code 20677

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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	
5	0	buildings
0	0	sites
0	0	structures
0	0	objects
5	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-519

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single dwelling
AGRICULTURAL	Processing/storage

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single dwelling
AGRICULTURAL	Processing/storage

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7. Description

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Architectural Classification (Enter categories from instructions)
Vernacular Victorian

Materials (Enter categories from instructions)
foundation not visible
roof side gable: asphalt shingles
walls wood frame: asphalt sheeting (wood German siding beneath)
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.

____ 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-519

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE
AGRICULTURE

Period of Significance circa 1890

Significant Dates circa 1890

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

CH-519

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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.

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10. Geographical Data

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Acreage of Property 120.4 acres

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

The property is designated as Parcel 1 on Map 42, Grid 12 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Padgett House has been associated with Parcel 1, Map 42 since its construction circa 1890.

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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 29, 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 Joseph E. & Veronica S. Burch
street & number 9505 Poor House Road telephone
city or town Port Tobacco state MD zip code 20677

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Located on a 120-acre farm, the Padgett House stands as a good example of a turn-of-the-20th-century Vernacular farmhouse accompanied by surrounding agricultural outbuildings. The dwelling consists of a modified frame I-house, while the outbuildings, all dating to the first half of the 20th century, include two tobacco barns, a shed and a silo.

The house is located on the south side of Poor House Road approximately one mile north west of its intersection with Route 6, Port Tobacco Road. The property surrounding the house is scattered with mature trees and a dirt driveway accesses the house.

The house stands two stories in height and features asphalt-sheet cladding that has been added atop the original wood German siding. The facade is dominated by a 2-story projecting bay which is two bays in width. The building is only a single room deep and is adorned by a Victorian porch that extends across its full width. The porch features a half-hipped roof and turned wood posts decorated with scroll-sawn wood brackets. The remaining original windows throughout the house contain 2/2 wood sash which is surrounded by simple square-edged wood casings.

The asphalt shingled roof is pierced by two corbeled cap brick chimneys, and the open eaves contain exposed rafter tails. A single lunette window pierces the center of the front gable projecting bay.

The facade is organized into five bays, two of which consist of doorways. The main entrance is in the easternmost of the two, and is characterized by its panel-and-light woo door framed by sidelights and a transom. The second door, set two bays the west, holds another single panel-and-light wood door. The windows on the facade are significantly larger on the first story, than on the second. The second story is pierced by four windows, each containing a single 2/2 wood sash window. Two doors provide entry at the rear as well. They both contain single-leaf panel-and-light wood doors.

Several alterations have changed the dwelling's form. These include the enclosure of the rear porch, and the addition of a second-story bathroom at the rear. The cladding is more recent, as is the roofing material.

OUTBUILDINGS:

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Four historic outbuildings accompany the dwelling on this site. Two of these are 1940s tobacco barns, while the other two are a grain storage silo and a garage/shed. One tobacco barn standing near Poor House Road, is characterized by its gambrel roof and vertical board cladding. The second barn has a front gable roof and vertical board siding, as well as a 1-story shed along its east wall.

The garage/shed building appears to date to the 1930s and is simply constructed with post-in-ground supports, a front gable roof, and vertical board siding. Next to the shed stands a small metal-clad grain silo. With a conical metal roof, the silo may date to the 1940s.

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The Padgett House and outbuildings remain as an illustration of a typical Charles County farmstead of the turn of the 20th century. The modified I-house form and Victorian detailing of the dwelling along with the scattered pre-1950 farm buildings surrounding it are common features of late-19th and early 20th century farms in Charles County. The house was likely built for one of the Padgett family who owned the property from just after the Civil War until the early years of the 20th century.

William W. Padgett purchased a portion of "St. John Enlarged" in 1866. In 1867, he devised a section to his son, William H. Padgett and his wife, Adelaide. By 1891, William W. Padgett (II.) had gained control of the 482-acre property, which at the time, was referred to as "Part of St. John's Enlarged," "Part of McConchie," "Springfield," "Part of Troops Rendezvous," "Part of Barne's Purchase," and "St. Thomas." It appears in a note within the 1891 deed, that in 1833, Richard Barnes, Esq. had these tracts surveyed.

It may have been William W. Padgett (II) who had the present house built shortly after he acquired it in 1891. However, he would not long occupy the house, for in 1903, following a equity case brought by Joseph H., James T., and Elizabeth Padgett against the administrators of William W. Padgett (I), deceased, the property was ordered sold at auction. The 482 acres brought $1000 from J. Benjamin Mattingly, a local real estate speculator.

Mattingly divided the property and sold 155 acres of it, known as "Part of St. John's," to Ataway H. Oliver for $900 in 1903. Oliver died shortly after, leaving this tract to Albert E. Willett. Willett sold the same to Joseph H. Bateman in 1908. Bateman's heirs sold his property to Joseph & Jennie Burch in 1936. The present owners acquired the property from Jennie Burch in 1964.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

AGRICULTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURAL/Processing/storage

Known Design Source: Unknown

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	"St Johns" 482 acres, 2 roods, 7 perches Charles County Land Records Liber BGS 13 Folio 494
September 28, 1903:	J. Ben Mattingly et al to Ataway H. Oliver $900.00, 155 Acres "Part of St. Johns" Charles County Land Records Liber BGS 14 Folio 368
Date unknown:	Will of Ataway H. Oliver Land to Albert E. Willett
August 24, 1908:	Albert E. Willett, widower to Joseph H. Bateman $750.00 1st Election District "Part of St. Johns" 155+/- Acres south of County Road from Port Tobacco to Pisgah Charles County Land Records Liber FDM 19 Folio 342
April 2, 1921:	Albert E. Willet to Joseph H. Bateman Confirmatory deed Charles County Land Records Liber WMA 37 Folio 666
April 16, 1936:	Etta Willet Bateman, widow, et al. to Joseph S. & Jennie G. Burch 155 acres Charles County Land Records Liber WMA 62 Folio 495
March 13, 1964:	Jenny G. Burch, widow to Joseph E. & Mary Veronica Burch (wife) 120.4 Acres subject to life estate Charles County Land Records Liber 168 Folio 41

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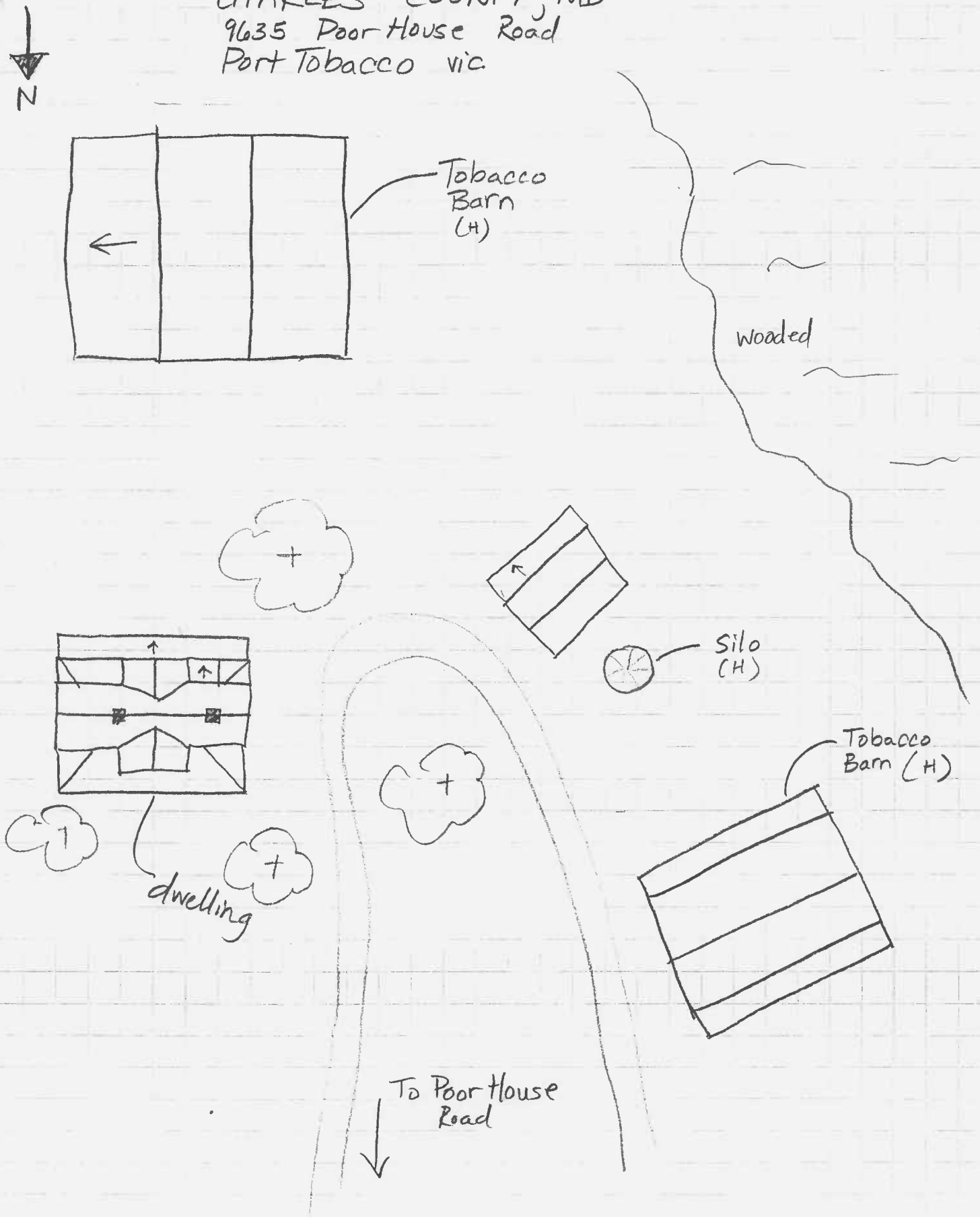
Chain of Title:

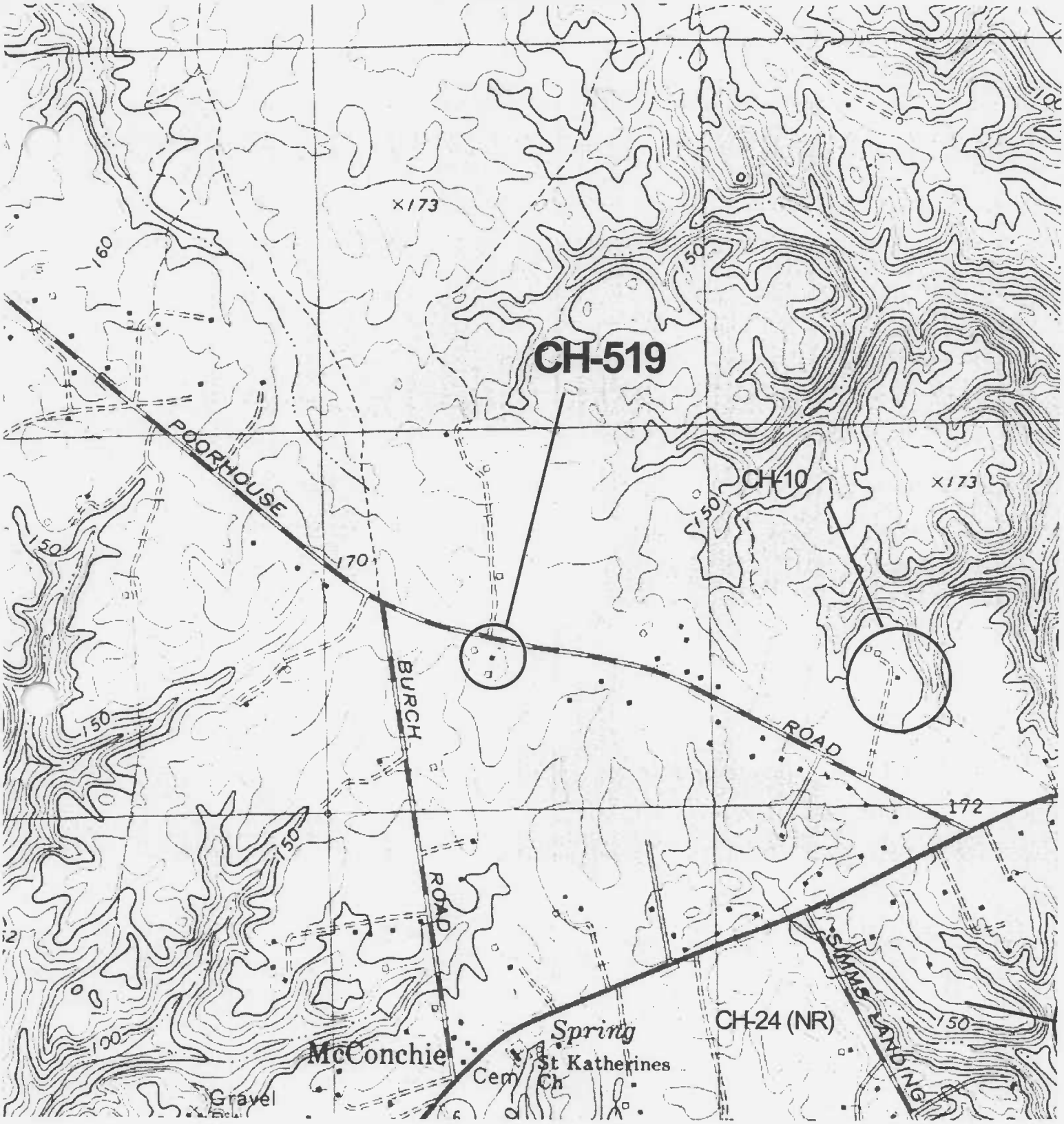
March 3, 1866:	Thomas J. Stewart, Sheriff to William W. Padgett Charles County Land Records Liber GAH 1 Folio 114
April 27, 1867:	William W. Padgett to Adelaide R. & William H. Padgett Charles County Land Records Liber GAH 1 Folio 260
August 27, 1891:	William W. Padgett, Samuel C. Padgett, Samuel C. Padgett, surviving Admin. of the estate of Jonathan F. Padgett, Percival Padgett & others to William W. Padgett Part of St. Johns / part of Troops Rendezvous 479 Acres Part of St. Johns Enlarged/ Part of McConchie, Springfield, Part of Troops Rendezvous/ part of Barne's Purchase & St. Thomas survey - requested by Richard Barnes, Esq. (September 3, 1833) Charles County Land Records Liber JST 4 Folio 281
January 5, 1903:	L. Allison Wilmer, Trustee to J. Benjamin Mattingly decree of circuit court August 13, 1903 (Percival Padgett & L. Allison Wilmer, admin.s of William W. Padgett vs. Joseph H. Padgett, et al. Wilmer appointed to sell November 25, 1903 sale $1000.00 Known as Part of St. Johns Enlarged, Part of McConchie "Springfield", Part of Troops Rendezvous, Part of Barnes Purchase & St. Thomas Certain tract now commonly known as

RESOURCE SKETCH MAP
4/99

PADGETT HOUSE
CHARLES COUNTY, MD
9635 Poor House Road
Port Tobacco vic.

CH-519





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Padgett House
Charles County, MD

CH-519

PORT TOBACCO, MD QUAD

CH-519
PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH
4/99
MARYLAND SHPO
FACADE - LOOKING SOUTH
1 OF 4

CH-519
PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH
4/99
MARYLAND SHPO
LOOKING NE
2 OF 4

CH-519
PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH
4/99
MARYLAND SHPO
TOBACCO BARN - LOOKING WEST
3 OF 4

CH-519
PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH
4/99
MARYLAND SHPO
L TO R: TOBACCO BARN, GARAGE, SILO
LOOKING SOUTH
4 OF 4