

CAPSULE SUMMARY
216 King George Street (AA-1138)

The building at 216 King George Street was one of several tenements constructed between 1870 and 1875 by John Battista Parodi. The vernacular building, consisting of two attached single-family dwellings, was constructed on property historically associated with the Peggy Stewart House at 207 Hanover Street (AA-724), constructed in 1761. The property was eventually subdivided and the lots fronting King George Street were improved with modest wood frame rowhouse. With the partial demolition of 212-214 King George Street, the buildings at 208-210 King George Street (AA-1135 and AA-1136) and 216-218 King George Street (~~AA-2185~~^{AA-1138}) stand as the only intact tenements constructed by Parodi.

Modest in scale and set upon a low brick foundation, the house is a two-bay wide, side-entry frame structure with a gable roof that covers the attached dwelling at 218 King George Street. The roof is clad with asphalt shingles and a shared brick chimney is located on center of the pair of dwellings. A box cornice continues uninterrupted across both dwellings. The walls are clad with wood shingles, and although the facade features the original window and door trim, it has been given a touch of the Colonial Revival-style with the addition of a pedimented entry porch.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1138

=====

1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 216 King George Street not for publication _____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>1</u>	_____	_____	buildings
_____	_____	_____	sites
_____	_____	_____	structures
_____	_____	_____	objects
<u>1</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)

Colonial Revival

Materials (Enter categories from instructions)

foundation Brick

roof Side Gable: Asphalt Shingles

walls Wood Frame: 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
216 King George Street
Annapolis, Maryland

Inventory No. AA-1138
Page 4

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

Architecture

Period of Significance 1870-1930

Significant Dates 1870-1875

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

=====
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 1213-349.

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

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10. Geographical Data
=====

Acreage of Property 930 Square Feet

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

The property designated as 216 King George Street is located on Parcel 1311 as shown on Grid 11, 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 between 1870 and 1875.

=====
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
=====

12. Property Owner
=====

name Christine S. Niebuhr
street & number 216 King George Street telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

Section 7 Page 1

216 King George Street

name of property

Annapolis, Maryland

county and state

=====
The single dwelling at 216 King George Street is half of a duplex (216-218 King George Street) constructed between 1870 and 1875. The structure is one of several other pairs of dwellings erected by the same owner/builder during the 1870s on the northeast side of King George Street. Modest in scale and set upon a low brick foundation, the house is a two-bay wide, wood frame structure with a gable roof that covers the attached dwelling at 218 King George Street. The roof is clad with asphalt shingles and a shared brick chimney is located on center of the pair of dwellings. A box cornice continues uninterrupted across both dwellings. The walls are clad with wood shingles, and although features the original window and door trim, it has been given a touch of the Colonial Revival style with the addition of a pedimented entry porch.

The facade (southwest elevation) is divided into two bays. The first story consists of a door and window, while the second story is symmetrically marked by two window openings. The entry door is set slightly above ground level and is reached by a low brick stoop. The opening is protected by a 20th-century Colonial Revival-style entry portico with narrow columns and a curved underside. The door itself is a four-paneled replacement with four lights in the upper section, above the top panels. A two-light transom set within molded trim is original. All of the windows, including the one on the first story and the two on the second story have 6/6 light double-hung sash, molded trim, wood sills and louvered shutters with S-shaped metal shutter latches. The first story window opening is longer than those on the second story. A boxed wood cornice separates the second story of the house from the gable roof.

The northwest elevation includes the northwest elevation of the main block of the house and the northwest elevation of the rear ell. The main block is clad with wood shingles and lit by a single 6/6-light window in the rear bay of the second story. The northwest elevation of the rear addition is clad with weatherboard and has a single 6/6 window opening.

The northeast elevation of the main block of the house is no longer exposed, having been covered by a two-story shed-roofed ell between 1891 and 1897. This ell is two stories, but has an open porch under a second-story overhang at the building's eastern corner, supported by a wooden column. The ell is clad with weatherboard and features a narrow, screened-in porch.

The interior of the building was not accessible for survey.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

Section 8 Page 1

216 King George Street
name of property
Annapolis, Maryland
county and state

=====
The building at 216 King George Street was one of several tenements constructed between 1870 and 1875 by John Battista Parodi. The vernacular building, consisting of two attached single-family dwellings, was constructed on property historically associated with the Peggy Stewart House at 207 Hanover Street (AA-724), constructed in 1761. The property was eventually subdivided and the lots fronting King George Street were improved with modest wood frame rowhouses. With the partial demolition of 212-214 King George Street, the buildings at 208-210 King George Street (AA-1135 and AA-1136) and 216-218 King George Street (AA-2185) stand as the only intact tenements constructed by Parodi.

PROPERTY HISTORY

The property on which the building at 216 King George Street is sited 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 203-220 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 on the Hanover/King George streets property, selling Lots B, H, and I within months to local merchant and importer, Anthony Stewart.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

Section 8 Page 2

216 King George Street

name of property

Annapolis, Maryland

county and state

=====
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 Robert Welch to his son Charles Welch 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 and 212-214 King George Street, 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 were constructed simultaneously by Parodi. At 220 King George Street (AA-2187, now located at 212A 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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

Section 8 Page 3

216 King George Street

name of property

Annapolis, Maryland

county and state

=====
The Parodi heirs leased 216 King George Street in 1880 to Jules Loroux, a professor at the Naval Academy; to John W. Connelly, a watchman from Ireland in 1900; to merchant William B. Oliman in 1910; and in 1920, to Jesse J. Jackson of Pennsylvania, a marine engineer at the Naval Academy. By 1924, however, Joseph Parodi was the sole surviving heir and owner of the King George Street properties. It appears that Parodi conveyed each structure individually by 1930. The property at 216-218 King George Street was conveyed to Mary Josephine Bland, the wife of Paul Vincent Bland. The Blands retained ownership until 1968, when 216 King George Street was conveyed separately to Judith M. and John L.M. Gardner, the Economy Plumbing and Heating Supply Company, Inc., and Brooks Brothers Lumber Company, Inc. One year later, Jon and Mildred O'Donnell became the property owners, occupying the dwelling until 1979.

During the 1980s, the King George Street property was conveyed numerous times, being occupied by the owners and often leased to tenants. In 1988, Matthew and Catherine Walsh, owners since 1986, sold the building to Laurance C. Vincent and his wife, Joyce G. Kaminkow. The couple retained ownership until 1996, when the building was purchased by the present owner-occupant, Christine S. Niebuhr.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

216 King George 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: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

216 King George Street

name of property

Annapolis, Maryland

county and state

=====
Chain of Title for 216 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

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

216 King George Street
name of property
Annapolis, Maryland
county and state

=====

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

October 21, 1921: John B. Parodi, Jr. devised to Madelina
B. and Joseph B. Parodi
Will Records of Anne Arundel County
Liber OBD 3 Folio 39

March 6, 1924: Last Will and Testament of John B. Parodi
to Joseph B. and Magdalena Parodi
Will Records of Anne Arundel County
Liber OBD 3 Folio 39

March 21, 1924: Madelina B. Parodi devised to Joseph B.
Parodi
Land Records of Anne Arundel County
Liber OBD 3 Folio 357

June 11, 1930: Joseph B. Parodi to Mary Josephine Bland
Land Records of Anne Arundel County
Liber FSR 73 Folio 243

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

216 King George Street
name of property
Annapolis, Maryland
county and state

=====

February 18, 1952: Mary Josephine Bland estate to William W. Townshend, Jr., Trustee
Will Records of Anne Arundel County
Liber RGP 4 Folio 146
Land Records of Anne Arundel County
Liber JHH 667 Folio 221

February 18, 1952: William W. Townshend, Jr., Trustee for Mary Josephine Bland, to John Dunn Bland, Mary E. Bland, and Mary Bland Hammann
Will Records of Anne Arundel County
Liber RGP 4 Folio 146
Land Records of Anne Arundel County
Liber JHH 667 Folio 223

January 3, 1968: John Dunn Bland, Mary E. Bland, and Mary Bland Hammann to Old Town Realty, Inc.
Land Records of Anne Arundel County
Liber MSH 2134 Folio 465

April 19, 1968: Old Town Realty, Inc. to Judith M. and John L.M. Gardner, the Economy Plumbing and Heating Supply Company, Inc., and Brooks Brothers Lumber Company, Inc.
Land Records of Anne Arundel County
Liber MSH 2161 Folio 246

June 6, 1969: Judith M. and John L.M. Gardner, the Economy Plumbing and Heating Supply Company, Inc., and Brooks Brothers Lumber Company, Inc. to Jon and Mildred O'Donnell
Land Records of Anne Arundel County
Liber 2272 Folio 362

May 9, 1969: Jon and Mildred O'Donnell to Land Record Holding Company
Land Records of Anne Arundel County
Liber 2272 Folio 368

May 9, 1969: Land Record Holding Company to Mildred O'Donnell
Land Records of Anne Arundel County
Liber 2272 Folio 370

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138

216 King George Street

name of property

Annapolis, Maryland

county and state

=====
June 24, 1970: Mildred O'Donnell to Jon Park O'Donnell
Land Records of Anne Arundel County
Liber 2357 Folio 140

December 18, 1970: Jon Park O'Donnell to Mildred O'Donnell
Land Records of Anne Arundel County
Liber MSH 2380 Folio 90

September 7, 1978: Mildred O'Donnell to William T. and
Barbara Burton, Sr.
Land Records of Anne Arundel County
Liber WGL 3131 Folio 178

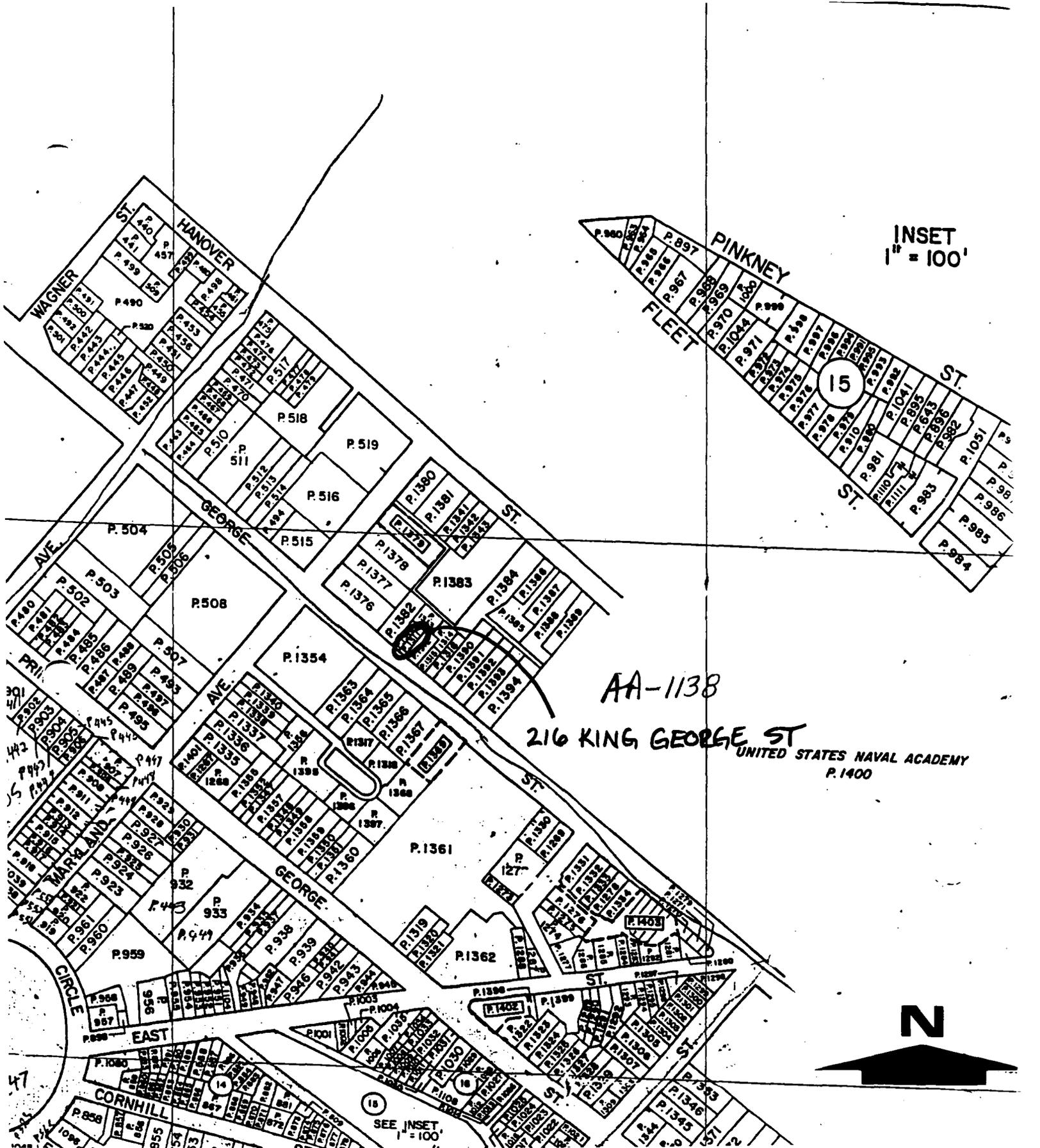
June 21, 1979: William T. and Barbara Burton, Sr. to
Robert Gregory and Sue E. Leichtman
Land Records of Anne Arundel County
Liber 3213 Folio 837

August 14, 1980: Robert Gregory Leichtman to Sue E.
Leichtman
Land Records of Anne Arundel County
Liber 3377 Folio 341

April 25, 1986: Sue E. Leichtman (as known as Koons) to
Matthew C. and Catherine R. Walsh
Land Records of Anne Arundel County
Liber 4111 Folio 852

June 24, 1988: Matthew C. and Catherine R. Walsh to
Laurance C. Vincent and Joyce G. Kaminkow
Land Records of Anne Arundel County
Liber 4636 Folio 208

September 18, 1996: Laurance C. Vincent and Joyce G. Kaminkow
to Christine S. Niebuhr
Land Records of Anne Arundel County
Liber 7609 Folio 253



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



AA-1138

216 KING GEORGE ST

ANNAPOLIS, MD

TRACERIES

FEB. 1998

MD SHPO

LOOKING NE

1 OF 3



AA-1138
216 KING, GEORGE ST
ANNAPOLIS, MD
TRACERIES
MAY 1998
MD SHPO
FACADE, LOOKING NE

2 OF 3



AA-1138

216 KING GEORGE ST

ANNAPOLIS, MD

TRALERIES

APRIL 1998

MD SHPO

LOOKING NW

3 OF 3

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1138</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 (x) Good () Fair () Poor: ()	
THEME:	
STYLE: Venacular (A.F.)	
DATE BUILT: c 1890	

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 216 King George
COMMON NAME:
FUNCTIONAL TYPE: RES Map 34 Par 47
OWNER: Leichtman Sue E ADDRESS: 216 King George Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (x) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (x) State () National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (x) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (x)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. 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:
4. Roof Structure
 - A. Truss: Wood (x) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (x) Sheet Metal ()
 Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches (x) Towers () Cupolas () Dormers () 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
 Number of Bays: 2 x 2
 Approximate Dimensions: 13 x 38

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:

One of a pair with continuous cornice and band of simple second story windows. Entrance located at end bay with appropriate Colonial Revival pedimented porch on slender Tuscan columns.

RELATED STRUCTURES: (Describe)

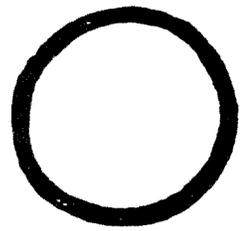
Pair with 218 King George

STATEMENT OF SIGNIFICANCE:

Moderate example of austere Colonial Revival, contributing 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



216 King George

AA 1138

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE

CAPSULE SUMMARY
218 King George Street (~~AA-2185~~) AA-1138

The building at 218 King George Street was one of several tenements constructed between 1870 and 1875 by John Battista Parodi. The vernacular building, consisting of two attached single-family dwellings, was constructed on property historically associated with the Peggy Stewart House at 207 Hanover Street (AA-724), constructed in 1761. The property was eventually subdivided and the lots fronting King George Street were improved with modest wood frame rowhouses. With the partial demolition of 212-214 King George Street, the buildings at 208-210 King George Street (AA-1135 and AA-1136) and 216-218 King George Street (AA-1138) stand as the only intact tenements constructed by Parodi.

Modest in scale and set upon a low brick foundation, the house is a two-bay wide, side-entry frame structure with a gable roof. Clad with asphalt shingles, the gable roof extends across the attached pair at 216 King George Street. A shared brick chimney is located on center of the pair of dwellings and a box cornice continues uninterrupted across both dwellings. The walls are clad with wood shingles, and although the facade features the original window and door trim, it has been given a touch of the Colonial Revival-style with the addition of a portico with a curved underside.

AA-1138

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. ~~AA-2185~~

=====

1. Name of Property

=====

historic name _____
common/other name _____

=====

2. Location

=====

street & number 218 King George 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>1</u>	_____	_____	_____	buildings
_____	_____	_____	_____	sites
_____	_____	_____	_____	structures
_____	_____	_____	_____	objects
<u>1</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)
Colonial Revival

Materials (Enter categories from instructions)
foundation Brick
roof Side Gable: Asphalt Shingles
walls Wood Frame: 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
218 King George Street
Annapolis, Maryland

AA-1138
Inventory No. ~~AA-2185~~
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=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1870-1930

Significant Dates 1870-1875

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

=====
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 1213-349.

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

Maryland Inventory of Historic Properties
218 King George Street
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AA-1138
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=====
10. Geographical Data
=====

Acreage of Property 930 Square Feet

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

The property designated as 218 King George Street is located on Parcel 1310 as shown on Grid 11, 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 between 1870 and 1875.

=====
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

=====
12. Property Owner
=====

name Daniel J. Lecce
street & number 721 8th Street telephone _____
city or town Coronado state CA zip code 92118

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-1138
Inventory No. ~~AA-2185~~

Section 7 Page 1

218 King George Street
name of property
Annapolis, Maryland
county and state

=====
The single dwelling at 218 King George Street is half of a duplex (216-218 King George Street) constructed between 1870 and 1875. The structure is one of several pairs of dwellings erected by the same owner/builder during the 1870s on the northeast side of King George Street. Modest in scale and set upon a low brick foundation, the house is a two-bay wide, wood frame structure with a gable roof. Clad with asphalt shingles, the gable roof extends across the attached pair at 216-218 King George Street. A shared brick chimney is located on center of the pair of dwellings and a box cornice continues uninterrupted across both dwellings. The walls are clad with wood shingles, and though it features the original window and door trim, it has been given a touch of the Colonial Revival-style by the addition of a portico with a curved underside.

The facade (southwest elevation) is divided into two bays. The first story consists of a door and window, while the second story is symmetrically marked by two windows. The entry door is set slightly above ground level and is reached by a low brick stoop. The opening is protected by a 20th-century Colonial Revival-style portico with narrow columns supporting a broken pediment. The door itself is a six-paneled replacement. A two-light transom set within molded trim is original. All of the windows, including the one on the first story and the two on the second story, have 6/6 sash, molded trim, wood sills, and louvered shutters. Original S-shaped, metal shutter latches survive on the first story windows only. The first story window is longer than those on the second story. A boxed wood cornice separates the second story of the house from the gable roof.

The southeast elevation, clad with wood shingles, has a single 4/4 window opening located on the second story.

The northeast elevation of the main block of the house is no longer exposed, having been covered by a two-story shed-roofed ell between 1891 and 1897. This ell is two stories, but has an open porch under a second-story overhang at the building's western corner, supported by a wooden column. The ell is clad with weatherboard and features a narrow, screened-in porch.

The interior of the building was not accessible for survey.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-1138
Inventory No. ~~AA-2185~~

Section 8 Page 1

218 King George Street
name of property
Annapolis, Maryland
county and state

=====
The building at 218 King George Street was one of several tenements constructed between 1870 and 1875 by John Battista Parodi. The vernacular building, consisting of two attached single-family dwellings, was constructed on property historically associated with the Peggy Stewart House at 207 Hanover Street (AA-724), constructed in 1761. The property was eventually subdivided and the lots fronting King George Street were improved with modest wood frame rowhouses. With the partial demolition of 212-214 King George Street, the buildings at 208-210 King George Street (AA-1135 and AA-1136) and 216-218 King George Street (AA-1138) stand as the only intact tenements constructed by Parodi.

PROPERTY HISTORY

The property on which the building at 218 King George Street is sited 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 203-220 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 on the Hanover/King George streets 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

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-1138

Inventory No. ~~AA-2185~~

Section 8 Page 2

218 King George Street

name of property

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county and state

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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. At that time, 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, 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 and 212-214 King George Street, 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 were constructed simultaneously by Parodi. At 220 King George Street (AA-2187, now located at 212A 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.

The Parodi heirs leased 218 King George Street in 1880 to John Gerghan, the Master at Arms at the Naval Academy; to Christy

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-1130
Inventory No. ~~AA-2185~~

Section 8 Page 3

218 King George Street
name of property
Annapolis, Maryland
county and state

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Herrmann of Germany in 1900; to dressmaker Alberta Stincomb in 1910; and in 1920, to Paul Bland of Virginia, a brick mason for the city. By 1924, however, Joseph Parodi was the sole surviving heir and owner of the King George Street properties. It appears that Parodi conveyed each structure individually by 1930. The property at 216-218 King George Street was conveyed to Mary Josephine Bland, the wife of Paul Vincent Bland who had been leasing 218 King George Street. The Blands retained ownership until 1968, when 216 King George Street was conveyed separately to William F. Grovermann.

Within a year, Janet A. House was the owner of the single-family dwelling on King George Street. House, occupying the dwelling herself, retained ownership until her death in 1992. Her estate was conveyed to Doris Marsh, who sold the property within a year to present owner, Daniel Lecce. Living in California, Lecce utilizes the dwelling as rental property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

AA-1138
Inventory No. ~~AA-2185~~

218 King George 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: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138
~~AA-2185~~

218 King George Street
name of property
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Chain of Title for 218 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

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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218 King George Street

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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

October 21, 1921: John B. Parodi, Jr. devised to Madelina
B. and Joseph B. Parodi
Will Records of Anne Arundel County
Liber OBD 3 Folio 39

March 6, 1924: Last Will and Testament of John B. Parodi
to Joseph B. and Magdalena Parodi
Will Records of Anne Arundel County
Liber OBD 3 Folio 39

March 21, 1924: Madelina B. Parodi devised to Joseph B.
Parodi
Land Records of Anne Arundel County
Liber OBD 3 Folio 357

June 11, 1930: Joseph B. Parodi to Mary Josephine Bland
Land Records of Anne Arundel County
Liber FSR 73 Folio 243

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1138
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218 King George Street
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February 18, 1952: Mary Josephine Bland estate to William W. Townshend, Jr., Trustee
Will Records of Anne Arundel County
Liber RGP 4 Folio 146
Land Records of Anne Arundel County
Liber JHH 667 Folio 221

February 18, 1952: William W. Townshend, Jr., Trustee for Mary Josephine Bland, to John Dunn Bland, Mary E. Bland, and Mary Bland Hammann
Will Records of Anne Arundel County
Liber RGP 4 Folio 146
Land Records of Anne Arundel County
Liber JHH 667 Folio 223

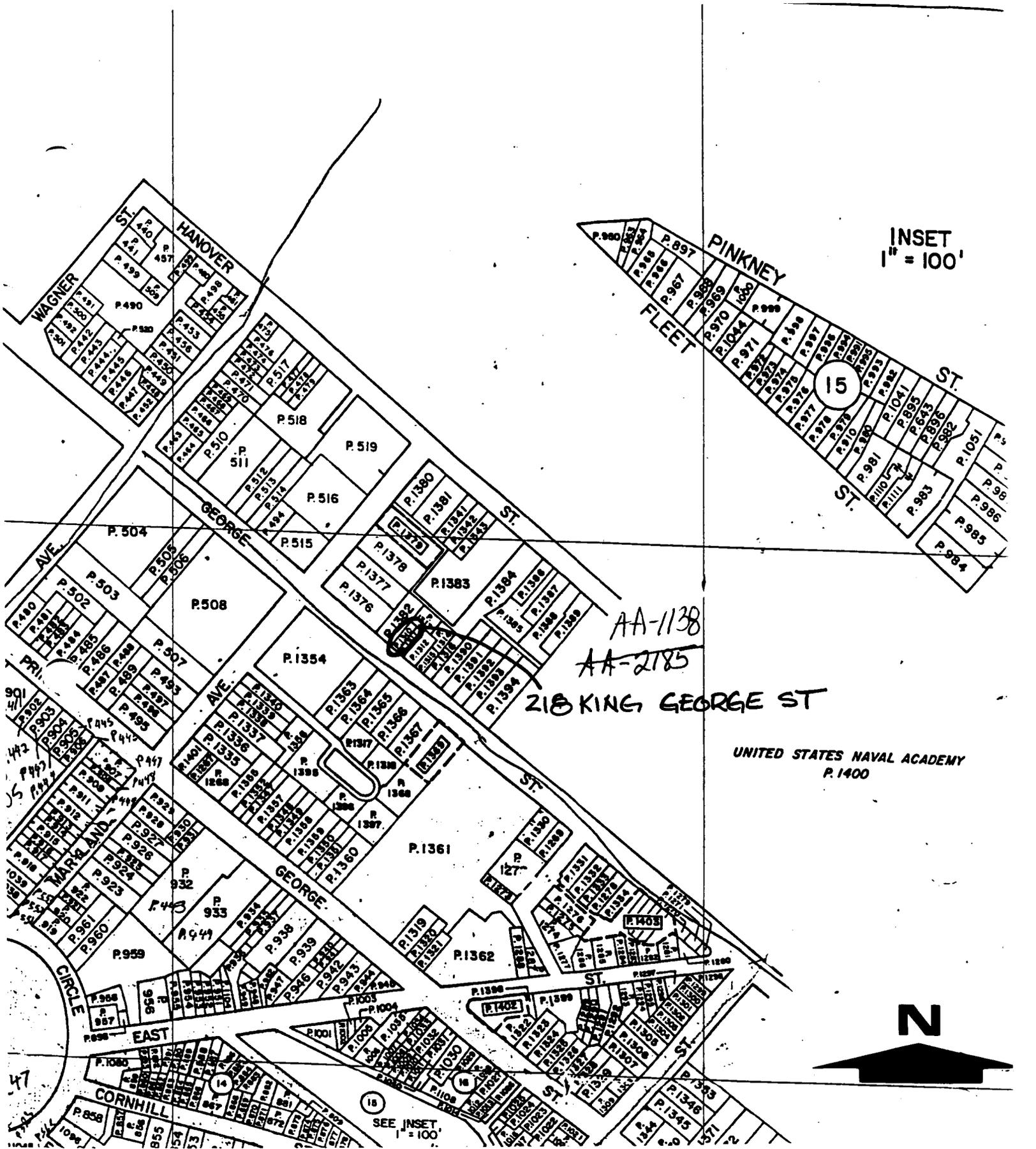
January 3, 1968: John Dunn Bland, Mary E. Bland, and Mary Bland Hammann to Old Town Realty, Inc.
Land Records of Anne Arundel County
Liber MSH 2134 Folio 465

August 21, 1968: Old Town Realty, Inc. to William F. Grovermann
Land Records of Anne Arundel County
Liber MSH 2197 Folio 280

December 17, 1969: William F. Grovermann to Janet A. House
Land Records of Anne Arundel County
Liber 2325 Folio 538

March 21, 1992: Estate of Janet A. House to Doris L. Marsh
Land Records of Anne Arundel County
Liber 5655 Folio 137

December 6, 1993: Doris L. Marsh to Daniel J. Lecce
Land Records of Anne Arundel County
Liber 6364 Folio 231



INSET
1" = 100'

AA-1138
AA-2185
218 KING GEORGE ST

UNITED STATES NAVAL ACADEMY
P.1400



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



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218 KING GEORGE ST

ANNAPOLIS, MD

TRACERIES

FEB 1998

MD SHPO

LOOKING NE

1 OF 3



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218 KING GEORGE ST

ANNAPOLIS, MD

TRACERIES

MAY 1998

MD SHPO

WEST CORNER, LOOKING SE

2 OF 3



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218 KING GEORGE ST
ANNAPOLIS, MD

TRACERIES

APRIL 1998

MD SHPO

LOOKING NW

3 OF 3

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1138</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 (x) Good () Fair () Poor: ()
THEME:
STYLE: Vernacular (A.F.)
DATE BUILT: c 1880

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 218 King George
COMMON NAME:
FUNCTIONAL TYPE: RES Map 34Par 46
OWNER: House Janet A ADDRESS: 218 King George 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 (x) Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

Appendages: Porches (x) Towers () Cupolas () Dormers () 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

Number of Bays: 2 x 2

Approximate Dimensions: 13 x 38

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:

One of a pair with continuous cornice and band of simple second story windows. Entrance located at end bay with appropriate Colonial Revival pedimented porch on slender Tuscan columns.

RELATED STRUCTURES: (Describe)

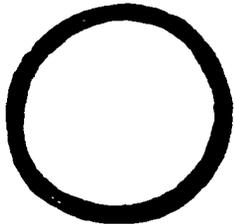
Pair with 216 King George

STATEMENT OF SIGNIFICANCE:

Moderate example of austere Colonial Revival, contributing to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

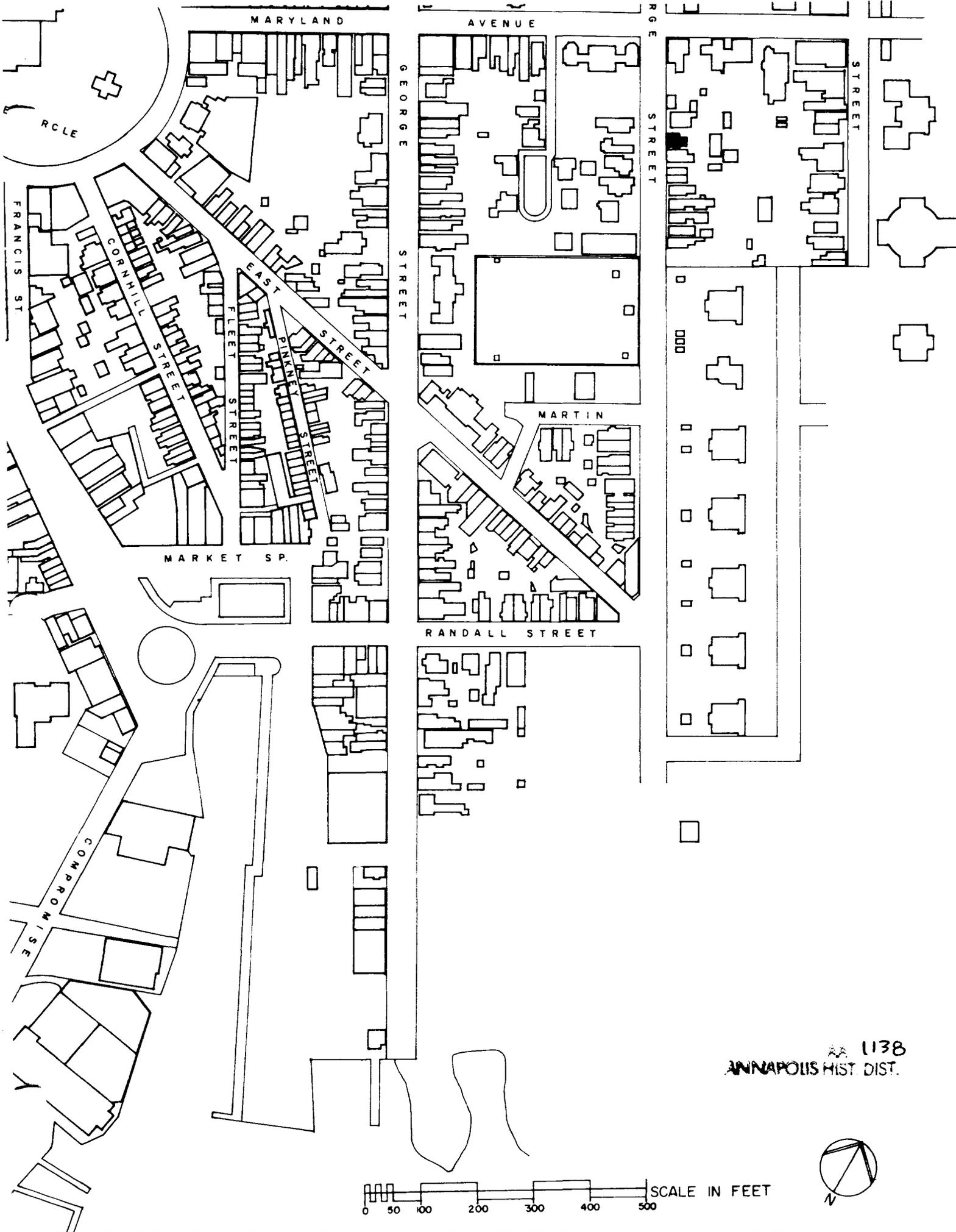
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1138
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





218 King George ~~AAA~~ 1138

Annabolis, Anne Arundel County

Russell Wright July, 1950

Maryland Historical Trust,

Annabolis, Maryland

SW Elevation/camera facing NE