

CAPSULE SUMMARY
240 King George Street (AA-1141)

The building at 240 King George Street was constructed in 1927 by the heirs of prominent property owner James Andrews, who lived at 16 Maryland Avenue (AA-625). The modest single-family house, the southernmost unit in a row of three attached dwellings, was constructed on the site of three rowhouses erected by Andrews himself in the mid-19th century as rental property. The property, improved by two phases of rental housing, remained in the Andrews family for over eighty-five years before being sold in 1938 to the First Church of Christ, Scientists. By 1952, ownership of the row was divided, with 240 King George Street being purchased by Ouidio Arnold Mazzairelli, the first owner-occupant.

The entire complex is two stories tall, seven bays long, and is covered with a continuous side gable roof with brick end chimneys. A single-story, hipped roof porch with Doric columns spans the full width of the row, while individual porch railings divide the three separate dwellings. The walls of the entire wood frame structure are clad with a rough stucco finish. The roof is sheathed with continuous slate on the front slope and standing seam metal on the rear slope. The two end units are two bays wide, while the central unit spans three bays.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1141

=====

1. Name of Property

=====

historic name _____
common/other name _____

=====

2. Location

=====

street & number 240 King George Street not for publication _____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: Slate Tiles

walls Wood Frame: Stuccoed

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
240 King George Street
Annapolis, Maryland

Inventory No. AA-1141
Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1927-1948

Significant Dates 1927

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 3402 Square Feet

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

The property designated as 240 King George Street is located on Parcel 514 as shown on Grid 5, 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 its construction in 1927.

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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
=====

12. Property Owner
=====

name Margot A. Conley
street & number 240 King George Street telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1141

Section 7 Page 1

240 King George Street

name of property

Annapolis, Maryland

county and state

=====
The house at 240 King George Street is one of a row of three attached dwellings built in 1927. The row is located on the same site as a mid-19th-century row of three dwellings demolished and replaced by the present structures. The entire complex is two stories tall, seven bays long, and is covered with a continuous side gable roof with brick end chimneys. A single-story, hipped roof porch with Doric columns spans the full width of the row, while individual porch railings divide the row into three separate dwellings. The walls of the entire wood frame structure are clad with a rough stucco finish. The roof is sheathed with continuous slate on the front slope and standing seam metal on the rear slope. The two end units are two bays wide, while the central unit spans three bays.

The house numbered 240 King George Street stands at the eastern end of the row and is reached by a contemporary set of brick replacement steps with a wrought iron railing. The deep porch has wood floorboards and a beaded board ceiling. The southwest elevation is divided into two bays consisting of a side-passage door and window openings on the first story, and two single windows on the second story. The side-passage entry has a four-paneled wood replacement door, whose upper two panels have the address defined in stained glass. The group of three windows, with square-edged trim and wood sills, includes a central 6/1 sash flanked by 4/1 sash. The single openings on the second story hold 6/1 windows.

The southeast side wall, facing the detached single-dwelling next door at 238 King George Street, is divided into parts, including the main block and the rear ell. The main block has a brick end chimney centered on the exterior wall and a single 6/1 window at the second story. There are no first story openings in either the main block or the ell, although a single window opening pierces the second story of the ell. At the attic level, quarter-round vents are located to either side of the chimney. At the basement, two three-light awning windows are found in the main block of the house.

The northeast elevation consists of a set of sliding doors on the first story, as well as a single twelve-light kitchen door, and three windows on the second story. The sliding doors and the kitchen door are located in a shed-roof addition (six feet deep). The sliding doors open onto a wrought iron balcony, while a set of brick steps with a wrought iron railing lead to the kitchen entry. The second story includes two 6/1 single windows and a smaller 1/1 bathroom window.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1141

Section 7 Page 2

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

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INTERIOR DESCRIPTION:

The interior of the house has a side-passage, two-room deep plan. The side-passage is entered directly from the exterior door. A straight-flight stair is located against the northwest side (party) wall, while a double-wide opening on the southeast side of the hall leads into the front parlor. Similarly, a double-wide opening leads from the front parlor to the rear dining room. The hall continues past the stair, directly into the kitchen. The stair has a turned newel and an unornamented stringer.

The front parlor is lit by the group of three windows on the front wall and is warmed by a fireplace on the side wall. The mantel is crossetted with a torus frieze and projecting mantel shelf with dentils. The casing of the window and door openings is square-edged with projecting cornice lintels. Ghosting on the wall above the double openings between the front parlor and hall, and the front parlor and rear dining room, indicate that these openings were once segmentally arched.

The dining room was extended six feet deep after 1954 and at that time, was remodelled and unified by a chair rail that encircles the room. A corner cupboard is located in northwest corner and features raised panel doors on the lower section and glass pantry shelves in the upper half. Ghosting in the floor indicates the interior wall dividing the dining room and contemporary kitchen was moved to the northeast, thereby enlarging the dining space. The ghosting documents the presence of two single entry openings, although only one is extant. In the 1990s, an opening was cut into the wall to create counter space between the two rooms.

The basement appears to have been crawl space that was partially excavated to become a full basement. It appears that the brick foundation walls were underpinned with concrete block and a concrete slab floor was poured. The basement is reached either by stairs from under the main stairs or from the exterior by the bulkhead entrance.

The attic, reached by a spring ladder at the front of the house, reveals exposed rafters and plywood floors. The rafters are nailed at the ridge to a ridgeboard and have circular saw marks. Studs at the end wall have lathe marks, indicating that they were re-used pieces.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1141

Section 8 Page 1

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

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The building at 240 King George Street was constructed in 1927 by the heirs of prominent property owner James Andrews, who lived at 16 Maryland Avenue (AA-625). The modest single-family house, one in a row of three attached dwellings, was constructed on the site of three rowhouses erected by Andrews himself in the mid-19th century as rental property. The property, improved by two phases of rental housing, remained in the Andrews family for over eighty-five years before being sold in 1938 to the First Church of Christ, Scientists. By 1952, ownership of the row was divided, with 240 King George Street being purchased by Ouidio Arnold Mazzarelli, the first owner-occupant.

PROPERTY HISTORY

The property on which the dwelling at 240 King George Street stands was historically associated with Charles Hammond and Richard Harwood. Colonel Charles Hammond (1693-1772) purchased the unimproved land in 1725 from Thomas Larkin. Following the death of Hammond, Nathan Hammond received ownership, retaining the one-acre parcel until 1785 when it was sold to William Paca. The deed of sale indicates the parcel measured 168 feet by 269 feet and included what is designated today as 12-16 Maryland Avenue and 238-248 King George Street. William Paca, who owned an improved section of property extending from King George Street to Prince George Street to the south of the Hammond-Harwood property, devised the property to John P. Paca of Queen Anne's County. In 1821, John Paca conveyed it to Benjamin Harwood for \$145. According to the deed of sale, the property contained "no dwelling of consequence."

Harwood transferred the property to Adjutant General Richard Harwood of Thomas and Henry Hall Harwood. Henry H. Harwood had obtained ownership of the Chase-Lloyd House (begun 1769) at 22 Maryland Avenue in 1826 from his wife's family. By 1829, the Harwoods sold the property to Thomas S. and Priscilla Alexander for \$1970. Denoted as Lot A in the deed, the unimproved property measured 120 feet square.

On April 9, 1852, Thomas Alexander of Baltimore sold the unimproved Lot A for \$840 to James Andrews. An immigrant from Ireland, James Andrews was a dry goods merchant on Main Street, who proceeded to erect the present brick dwelling on the property. In 1876, James Andrews was assessed for a lot (74' by 110') at the corner of Maryland Avenue and King George Street which contained a single brick house. The total value was assessed at \$5280. Andrews was also assessed for two lots and four frame houses on King George

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1141

Section 8 Page 2

240 King George Street

name of property

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Street, a lot and brick storehouse on Main Street, and a lot and brick storehouse on Francis Street. His estate was assessed at a total value of \$13,456.¹ The four wood frame dwelling, on property now designated as 238, 240, 242, and 244 King George Street, had been constructed by Andrews as rental property between 1852 and 1858, simultaneous to the construction of the brick dwelling house at 16 Maryland Avenue.² Andrews was assessed in 1876 for the three frame dwellings on a lot measuring 58 feet by 160 feet, total value of \$3,696.

The census records for 1880 document that Andrews, his wife Katherine (Merryman), and their eight children resided in the dwelling at 16 Maryland Avenue. One of the row of three dwellings, the house at 240 King George Street was leased to Dr. Stephen Kennedy, a surgeon for the United States Navy originally from Virginia. Following the death of James Andrews in 1884, the brick dwelling house and its adjacent rental housing was devised to Katherine and their six surviving children, who remained there until 1929. Andrews' will devised ownership of the adjacent rental to three of his daughters, although title was not to be granted until the death of his wife, Katherine Andrews. Katherine D. Andrews was to have 240 King George Street; Mary Ann Andrews received 242 King George Street; and Fannie M. Andrews obtained 244 King George Street. Upon the death of their mother, Katherine M. Andrews, in 1904, full title to the property was conveyed.

The census records for 1900 show that 240 King George Street was leased to freight agent Carl Chioret and his new bride. By 1910, United States Naval Academy mechanic John Smith and his family resided in the dwelling. In 1920, Naval Academy Chaplain William R. Scott of Pennsylvania leased the building, which, by 1928, was occupied by the last tenant, C.E. Marrow.

¹ Tax Assessment Records, Annapolis, 1876-1896.

² See AA-1442 and AA-1143 for the individual histories of 242 and 244 King George Street.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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240 King George Street

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BUILDING HISTORY

In 1927, as documented by the tax assessments and historic maps, the historic row was replaced by a new group of three dwellings, having similar scale and massing to the 19th-century structures, and similarly built for rental purposes. The new building was assessed at \$9,936, not including the land on which it stood.

In 1938, the rental property was conveyed out of the Andrews family for the first time since the construction of its original improvements in circa 1858. Together with 242 and 244 King George Street, the dwelling at 240 King George Street was purchased by the First Church of Christ, Scientists. Continuing to be utilized as rental property by the church, 240 King George Street was leased in 1949 to T.D. Sherer.

By March 1952, the church released title to the property, individually conveying the three single-family dwellings that constituted the row. The dwelling at 240 King George Street, located at the end of the row, was purchased by Ouidio Arnold Mazzarelli. Based on city directories, the building appears to have been owner occupied for the first time by the summer of 1952. By 1964, the property was sold to Gertrude A. Farinholt, who retained ownership until her death in 1985. Farinholt initially utilized the dwelling as rental property, leasing it to William J. Battin in 1967. By 1974, the city directory indicates Farinholt occupied the dwelling. The property was equally bequeathed to Farinholt's daughter, Betty Boyd Cockrill, and her granddaughter, Betty Boyd Cole. Transferring title to their respective husbands, James T. Cockrill and Enser W. Cole III, the couples continued to own the property until 1990. The building was purchased by present owner and occupant, Margot A. Conley.

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CONTINUATION SHEET

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county and state

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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-1141

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

=====
Chain of Title for 240 King George Street:

1725: Thomas Larkin to Colonel Charles Hammond

1785: Nathan Hammond, inherited from Charles Hammond, to William Paca
Sale included one acre 168' by 269'
Land Records of Anne Arundel County,
Liber NH 2 Folio 241

1821: John P. Paca of Queen Anne's County, having inherited from William Paca, to Benjamin Harwood
Land Records of Anne Arundel County,
Liber WSG 8 Folio 11

June 13, 1829: Richard Harwood of Thomas and Henry H. Harwood to Thomas S. Alexander
Land Records of Anne Arundel County,
Liber WSG 14 Folio 444

April 9, 1852: Thomas S. and Priscilla Alexander of Baltimore to James Andrews
Land Records of Anne Arundel County,
Liber NHG 1 Folio 191

May 29, 1884: James Andrews devised to wife and six children.
Will Records of Anne Arundel County,
Liber OBD 4 Folio 346

October 7, 1904: Last Will and Testament of Katherine M. Andrews to Katherine D. Andrews

September 1936: Last Will and Testament of Katherine D. Andrews devised to Charlotte Andrews Johnson
Will Records of Anne Arundel County
Liber OBD 4 Folio 336

July 3, 1938: Charlotte Andrews Johnson to Trustees of the First Church of Christ Scientist
238-244 King George Street
Land Records of Anne Arundel County
Liber FAM 186 Folio 403

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1141

240 King George Street
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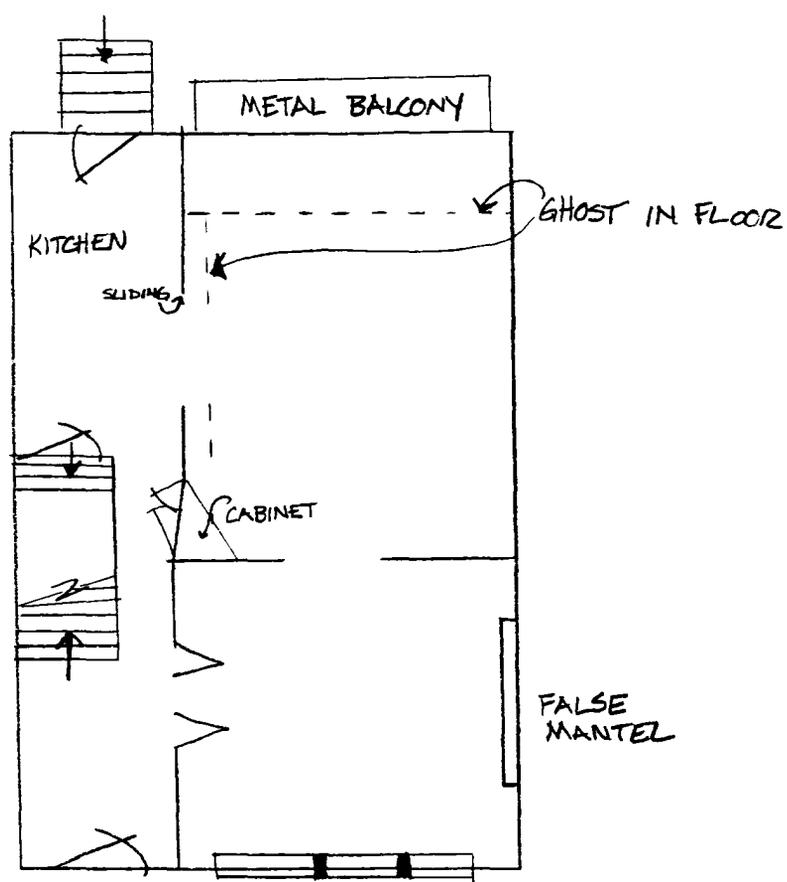
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May 20, 1952: First Church of Christ, Scientist, to
Ouidio Arnold and Ollie M. Mazzarelli
Land Records of Anne Arundel County
Liber JHH 684 Folio 145

August 26, 1964: Ouidio Arnold and Ollie M. Mazzarelli to
Gertrude A. Farinholt
Land Records of Anne Arundel County
Liber LNP 1786 Folio 596

February 17, 1985: Gertrude A. Farinholt to Betty Cole and
Enser W. Cole, III and James T. and Betty
F. Cockrill
Land Records of Anne Arundel County
Liber 3863 Folio 130

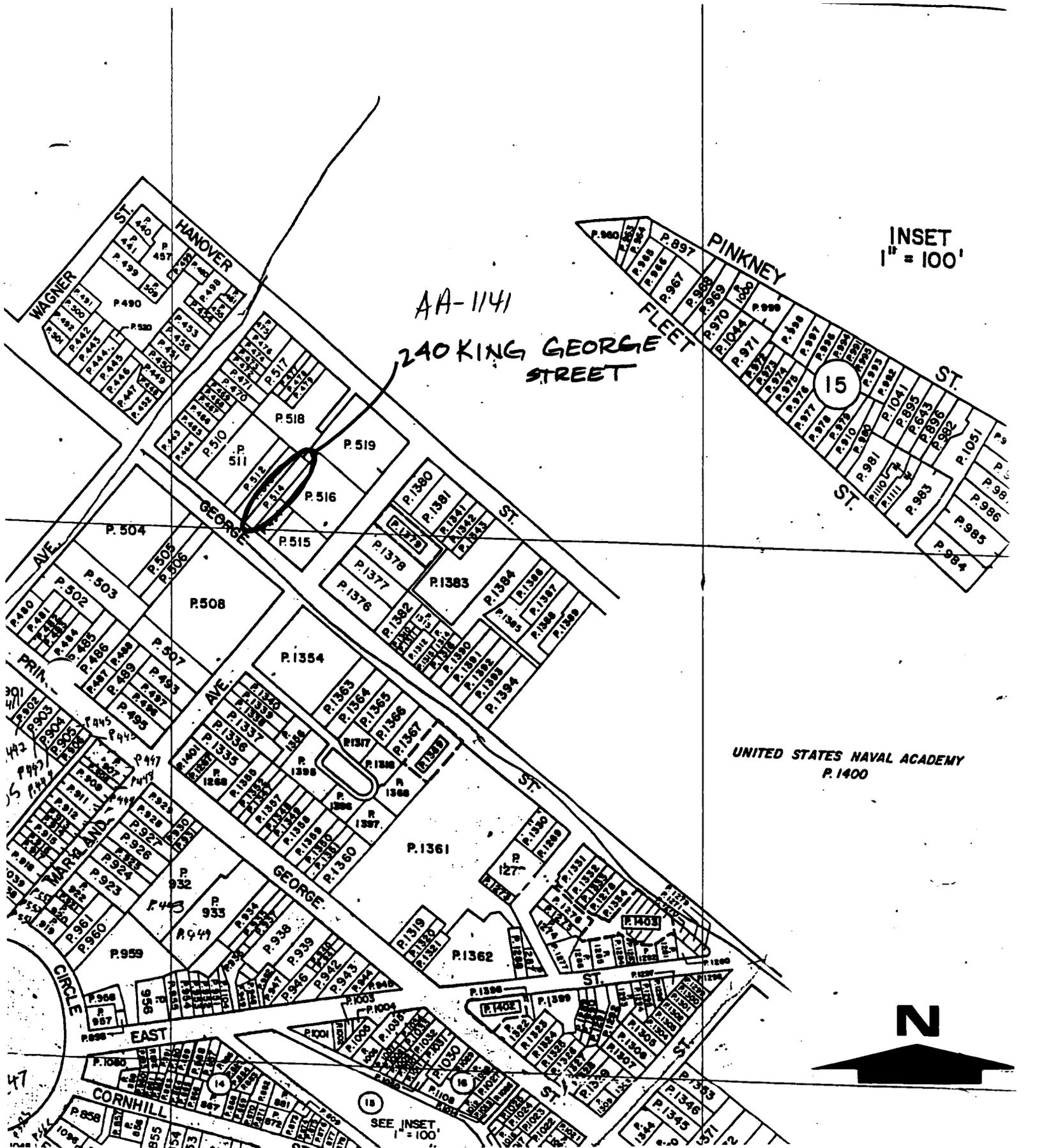
March 13, 1990: Betty Cole and Enser W. Cole, III and
James T. and Betty F. Cockrill to Margot
A. Conley
Land Records of Anne Arundel County
Liber 5046 Folio 120



240 KING, GEORGE ST

FIRST FLOOR

↖ N
NOT TO SCALE



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



AA-1141
240 KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
MAY 1998
MD SHPO
FACADE, LOOKING EAST
1 OF 6



AA-1141
240 KING GEORGE ST
ANNAPOLIS, MD
TRACERIES
MAY 1998
MD SHPO
SW ELEVATION, LOOKING NNW
2 OF 6



AA-1141

240 KING GEORGE ST
ANNAPOLIS, MD

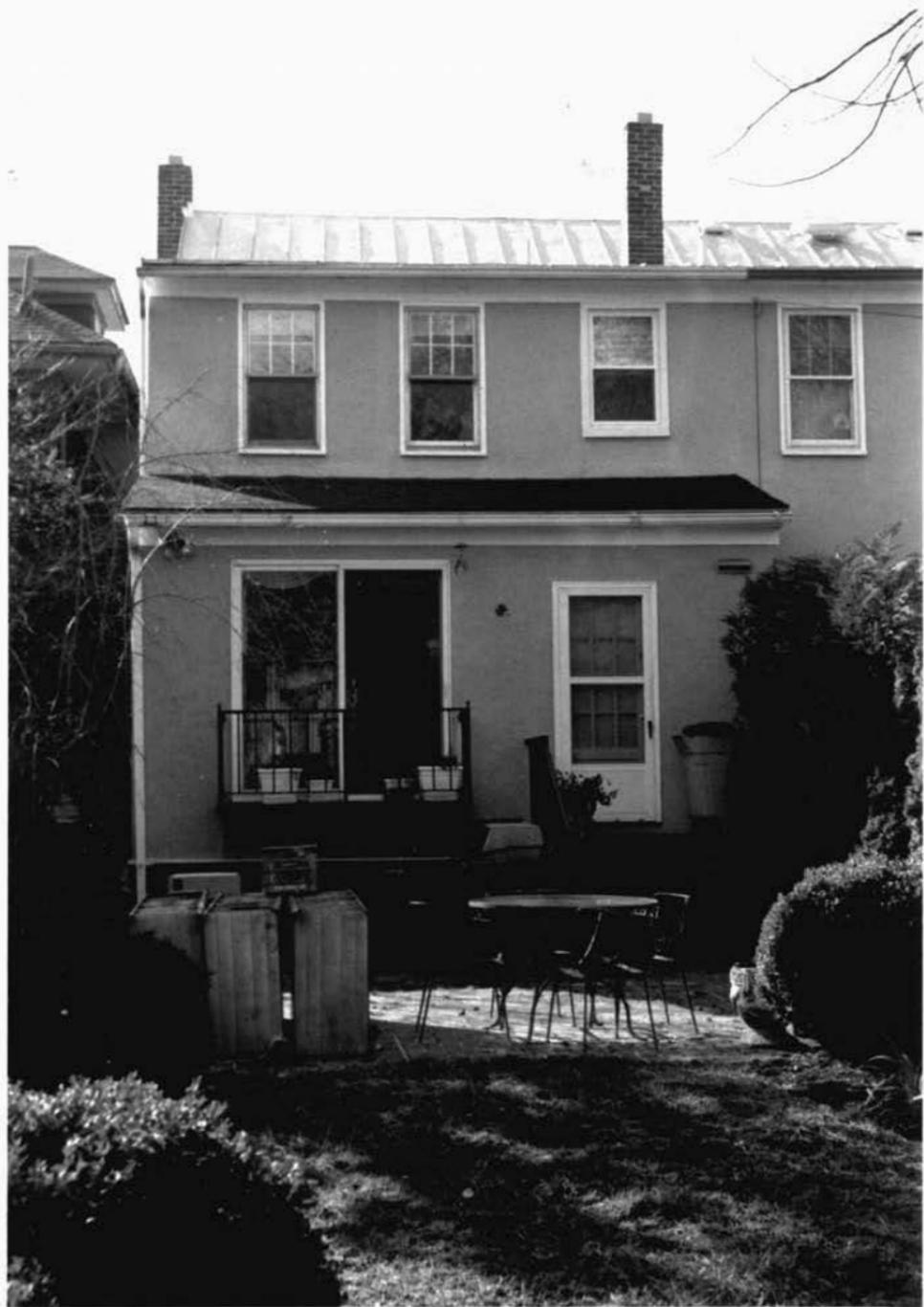
TRACERIES

FEB 1998

MD SHPO

LOOKING SW

3 OF 6



AA-1141

240 KING GEORGE ST

ANNAPOLIS, MD

TRACERIES

FEB 1998

MD SHPD

LOOKING SW

4 OF 6



AA-1141

240 KING GEORGE ST
ANNAPOLIS, MD

TRACERIES

FEB 1998

MD SHPD

STAIR HALL

5 OF 6



AA-1141

240 KING GEORGE ST

ANNAPOLIS, MD

TRACERIES

FEB 1998

MD SHPO

FROM DINING ROOM LOOKING INTO FRONT PARLOR

6 OF 6

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1141</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
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 240 King George
COMMON NAME:
FUNCTIONAL TYPE: RES Map 31 Par 78
OWNER: Farinholt Gertrude A ADDRESS: 240 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() Shiplap() Novelty() Stucco(x) 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(x) Wood Shingle() Asphalt Shingle() 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: 18 x 30

Entrance Location: Left

THREAT TO STRUCTURE: No Threat(x) Zoning() Roads() Development() Deterioration() Alteration () Other:	LOCAL ATTITUDES: Positive() Negative() Mixed() Other:
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7-1191
ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Part of a triple row unit, with continuous simple cornice, simple molded trim at windows and doors, triple window at first floor, full width porch on turned columns.

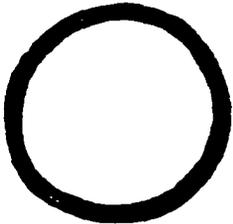
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of Vernacular row house construction, set back from curb line but with enough mass to relate to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

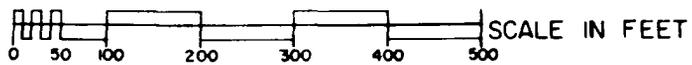
Russell Wright

ORGANIZATION:

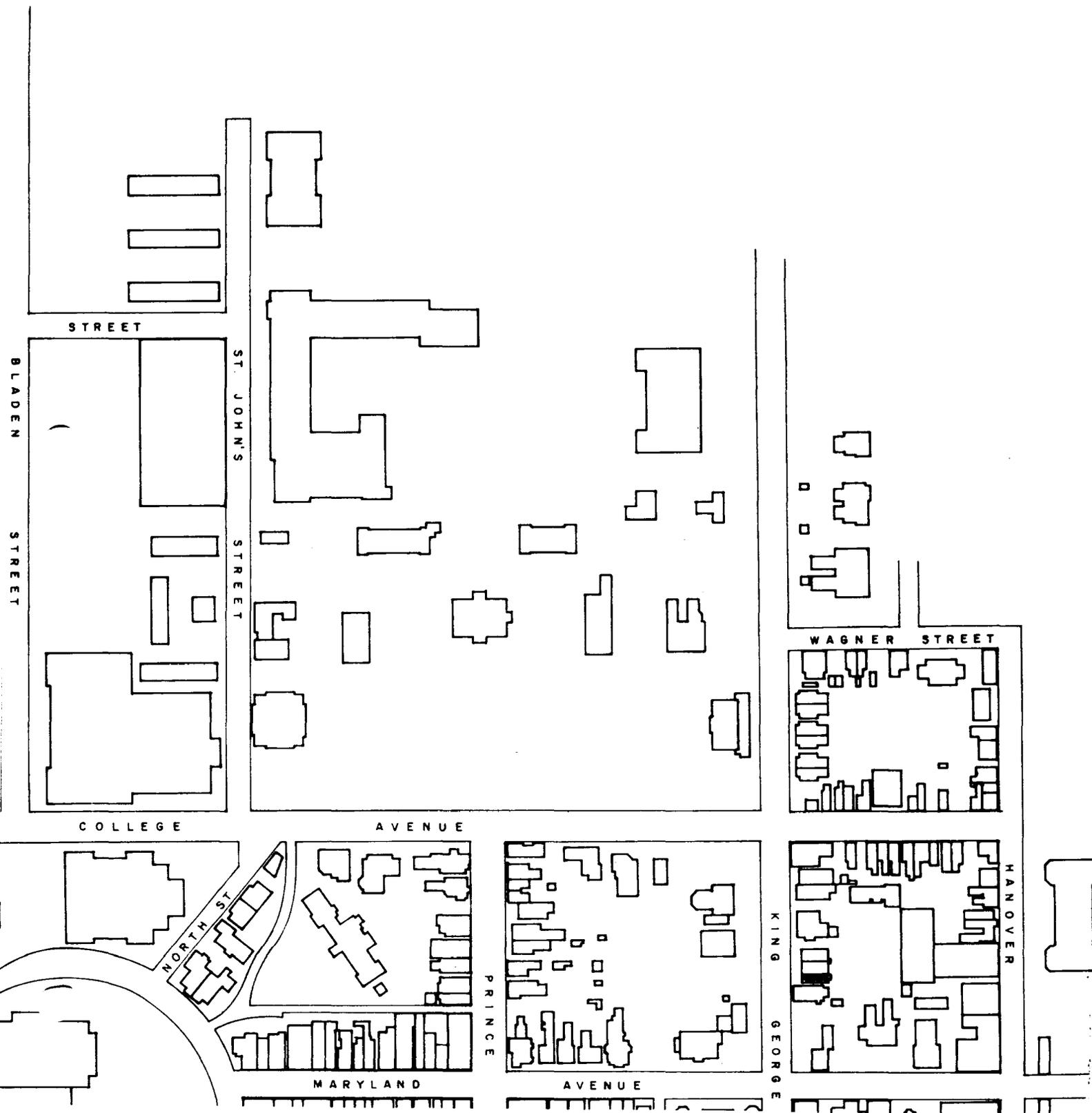
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1141
ANNAPOLIS HIST. DIST.





WARNING
WEST BR
AHEAD
WT. LT
10 TONS

240 King George

AA 1141

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SWElevation/camera facing NE