

CAPSULE SUMMARY
77 Charles Street (AA-1707)
Annapolis, Maryland

The single-family dwelling at 77 Charles Street was constructed in 1923 as rental property by Walter H. Hart on land infilled from Spa Creek in 1910. The wood frame building was owner-occupied for the first time in 1937, serving as the home of J. Gordon Catterton until 1972. The Colonial Revival style building stands as one of the final structures to be erected on Charles Street, which was first subdivided in the late 1870s.

Constructed of wood frame, the structure is clad with square-butt wood shingles on a parged foundation. It is two-and-a-half-stories in height, augmented by one- and two-story ells and additions. The main block is two bays wide and two bays deep. The overhanging side gable roof is sheathed with asphalt shingles and has an interior brick chimney. The exterior end chimney, located on the southwest elevation, is sheathed with weatherboard. As originally erected, the main block was square in plan with a two-story ell projecting from the southern bay of the southwest elevation. The substantially sized lot, which consisted of the three single-family dwellings at 77-81 Charles Street, had a large rectangular, one-story garage of metal frame and a smaller one-story garage of wood frame along South Street. With the subsequent razing of the metal garage in the 1970s, a garage addition was erected on the western corner of the building. This addition provided parking in the basement, which was constructed of parged concrete blocks, and a wood frame sun-porch on the first story. Subsequently, a second addition was erected on the rear of the garage, extending to the west corner of the main block.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1707

=====

1. Name of Property

=====

historic name _____
common/other name _____

=====

2. Location

=====

street & number 77 Charles Street not for publication _____
city or town Annapolis vicinity _____ state Maryland code MD
county Anne Arundel code 003 zip code 21401

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3. State/Federal Agency Certification N/A

=====

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 Parged

roof Asphalt Shingles

walls Wood Shingles

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
77 Charles Street
Annapolis, Maryland

Inventory No. AA-1707
Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1923-1950

Significant Dates 1923

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 1219-349.

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

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10. Geographical Data
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Acreage of Property Less than one acre

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

The property designated as 77 Charles Street is located on Parcel 586 as shown on Grid 16, 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 in 1923.

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11. Form Prepared By
=====

name/title Laura Trieschmann, Architectural Historian
organization EHT Traceries, Inc. date June 30, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

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

name Catherine M. and P. Michael Bolger
street & number 77 Charles Street telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1707

Section 7 Page 1

77 Charles Street
name of property
Annapolis, Maryland
county and state

=====
The square building at 77 Charles Street was erected in 1923 as a single-family dwelling. Constructed of wood frame, the structure is clad with square-butt wood shingles on a parged foundation. It is two-and-a-half-stories in height, augmented by one- and two-story ells and additions. The main block is two bays wide and two bays deep. The overhanging side gable roof is sheathed with asphalt shingles and has an interior brick chimney. The exterior end chimney, located on the southwest elevation, is sheathed with weatherboard.

As originally erected, the main block was square in plan with a two-story ell projecting from the southern bay of the southwest elevation. The substantially sized lot, which consisted of the three single-family dwellings at 77-81 Charles Street, had a large rectangular, one-story garage of metal frame and a smaller one-story garage of wood frame along South Street. With the subsequent razing of the metal garage in the 1970s, a garage addition was erected on the western corner of the building. This addition provided parking in the basement, which was constructed of parged concrete blocks, and a wood frame sun-porch on the first story. Subsequently, a second addition was erected on the rear of the garage, extending to the west corner of the main block.

Exterior

The facade of the building measures three bays wide with the inclusion of the flush two-story ell on the south corner. Facing southeast on Charles Street, the wall is pierced at the foundation level by two three-light awning windows in the main block. The first story has paired 1/1 replacement windows of metal in the main block and a single 1/1 window in the ell. The single entry, located in the easternmost bay of the wall, holds the original door. The wooden door has eight-lights over two vertical panels. To the east of the entry is a small fixed window opening with multi-light stained glass. The second story of the elevation is symmetrically marked, with two pairs of 1/1 windows and a single 1/1 window. All of the windows are constructed of metal, surrounded by narrow wood surrounds with backbanding and wood sills.

The main entry is surrounded by a one-story wood frame porch that is one-bay wide. The side entry porch is set upon rock-faced concrete block piers. The shed roof, finished with asphalt shingles, is supported with two slightly tapered posts connected by a square balusters. Like the entablature on the main block, the cornice of the porch is boxed with raked bedmolding and returns.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1707

Section 7 Page 2

77 Charles Street
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The northeast elevation fronts a narrow walkway between the building and its sole neighbor at 79 Charles Street. Largely devoid of openings, the elevation is pierced on the first story by a single 1/1 metal window at the northern end. The attic level has a single 1/1 metal window flanked by square louvered vents.

The northwest elevation faces a rear yard, enclosed with timber palisade fencing. The main block has two 1/1 windows of metal located to the west of the projecting shed roof addition at the north corner. The one-story addition is constructed of wood frame pierced by a single entry and 1/1 window. The second story has two 1/1 windows, with the western opening subsequently shortened in length. All of the windows are constructed of metal, surrounded by narrow wood surrounds with backbanding and wood sills.

With the late 20th century additions on the west corner of the main block, only the upper story is exposed. It has a pair of 1/1 windows in the second story and a small louvered vent at the attic level. Flanking the exterior end chimney are two quarter-round casement windows with sunburst muntins. The southern bay of the southwest elevation is composed of the two-story ell, covered with a gable roof finished with cornice returns. The basement of the ell has a single six-light awning window with parged sill. The first and second stories are pierced by paired and triple metal windows, respectively. The paired openings, separated by wide square-edged muntins, have 1/1 windows, while the triple window has 6/1 sash.

On the southeast elevation, the one-story garage addition has a wide garage door opening at the parged basement level, set slightly below grade. The opening holds a modern metal roll-up door slight recessed with the plane of the wall. The side wall of the addition has two one-light awning windows similarly recessed. The upper story of the flat-roofed garage addition is finished with square-butt wood shingles and pierced with 1/1 ribbon windows. Similarly, the second addition erected on the west corner of the building has a parged foundation, wood shingled walls, flat roof, and rows of openings with one-light sliding glass windows.

The interior of the building was not accessible for survey.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 8 Page 1

77 Charles Street
name of property
Annapolis, Maryland
county and state

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The single-family dwelling at 77 Charles Street was constructed in 1923 as rental property by Walter H. Hart on land infilled from Spa Creek in 1910. The wood frame building was owner-occupied for the first time in 1937, serving as the home of J. Gordon Catterton until 1972. The Colonial Revival style building stands as one of the final structures to be erected on Charles Street, which was first subdivided in the late 1870s.

Site History

The property on which the dwelling at 77 Charles Street now stands was not captured until circa 1910, when Spa Creek was infilled at the western end of Charles Street. The right-of-way for the waterfront property was maintained by the owners of Lot 55, which had originally been owned and surveyed in 1718 for William Gresham. Title for Lot 55 was conveyed throughout the 18th and 19th centuries numerous times together with Lots 52 and 53, which was improved by the Adams-Kilty House at 131-133 Charles Street in 1733-1786.

Despite the subdivision of the several lots fronting Charles Street in 1878, Lot 55 was conveyed intact to Theophilus Tunis. The lot measured 138 feet along Charles Street and extended westward to South Street. Title was immediately reconveyed by Tunis, and trustee Alexander Randall, to John L. White for \$165. White proceeded to subdivide the lot and improve it with speculative housing initially used as rental property.

Building History

The contour of the waterfront at the western end of Charles Street was infilled for the first time in 1910, and again in 1956. Within this first infilling, the property at 77 Charles Street was established as a building lot. The infill substantially enlarged the landholdings of then-owner Walter H. Hart, who had purchased nearly all of Lot 55 by 1919 from the heirs of John L. White. Hart, who also owned numerous buildings on the southeast side of Charles Street, had the building at 77 Charles Street erected in 1923 for use as rental property. Hart was assessed in 1923 for the "new dwelling at the foot of Charles Street," valued at \$2768. It was leased in 1929 to G.B. Parks.

Hart's entire estate was transferred to the Mercantile Trust Company of Baltimore upon his death in the late 1930s. Consequently, each of the Charles Street properties was sold individually, with 77 Charles Street conveyed in 1937 to J. Gordon

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Inventory No. AA-1707

Section 8 Page 2

77 Charles Street
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and Alice L. Catterton. Catterton also purchased the neighboring dwellings at 79-81 Charles Street (AA-1708/AA-1709). John Gordon Catterton, born in 1912, worked at a mill.

The city directory records that Catterton occupied the dwelling at 77 Charles Street, along with C.C. Townsley and Agnes Thompson in 1949. Noted as a single-family dwelling on the Sanborn Fire Insurance Maps, the building was home to Marlon Catterton, Nellie Rogers, and Charles Townsley in 1954. By 1961, Catterton had moved from the dwelling and Gilbert F. Paul became the new occupant. In 1967, Paul was replaced by Thurman Jackson. The 1972 city directory notes Mrs. Margaret L. Townsley as the sole occupant of the house.

In November 1972, J. Gordon Catterton conveyed title along with 79-81 Charles Street to the Annapolis Emergency Hospital Association, Inc. The adjacent hospital, erected in 1953 at Cathedral and South Streets, purchased all of the unimproved property to the west of the building at 77 Charles Street. Renamed Anne Arundel General Hospital in 1978, the medical facility created a parking lot on the adjacent property, while leasing the dwellings on Charles Street. In June 1979, Catherine M. and P. Michael Bolger purchased the building at 77 Charles Street from the hospital. The deed of conveyance included an exclusive easement for the hospital that stipulated "...landscaping the earth, removing trees and vegetation, and planting, growing, and maintaining flower trees, shrubs, and other vegetation for aesthetics and screening...." The Bolgers have owned and occupied the freestanding single-family dwelling at 77 Charles Street for twenty years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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77 Charles Street
name of property
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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-1707

77 Charles Street
name of property
Annapolis, Maryland
county and state

=====
Chain of Title for 77 Charles Street:

- 1718: Surveyed for William Gresham
 Stoddert Notebook, Folio 55-58
- 1723: John Gresham, Sr. devised to wife and
 son, John Gresham
 Will Records of Kent County,
 Liber 18 Folio 222
- 1770: John Gresham devised to Thomas Gresham
 Land Records of Kent County,
 Liber 38 Folio 703
- 1772: Thomas Gresham to William Adams
 Chancery Court Records, Vol. 18 Folio 72
- February 28, 1786: William Adams leased to Thomas Brooke
 Hodgkins
 Provincial Court Deeds
 Liber TBH 1 Folio 517
- July 30, 1796: William Adams devised to wife and
 children, with brothers claiming title
 Chancery Court Records, Vol. 47 Folio
 324
- November 14, 1799: Robert Denny and John Davidson, Trustees,
 sell to William Kilty
 Provincial Court Deeds,
 Liber JG 6 Folio 286
- October 2, 1818: William Kilty to Francis Hollingsworth
 Land Records of Anne Arundel County,
 Liber WSG 6 Folio 111
- 1824: Francis Hollingsworth to George Wells
 Land Records of Anne Arundel County,
 Liber WSG 10 Folio 395
- January 10, 1877: George Wells to Farmers Bank of Maryland
 Mortgage
 Land Records of Anne Arundel County,
 Liber SH 10 Folio 488

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February 9, 1877: George Wells to Alexander Randall, land
in trust to sell for creditors
Land Records of Anne Arundel County,
Liber SH 10 Folio 544

August 27, 1879: Alexander Randall, Trustee, and
Theophilus Tunis to John L. White
Land Records of Anne Arundel County,
Liber SH 14 Folio 549

September 16, 1919: Anna M. and William E. Miller, Helen B.
White, Mary E. Baldwin, Lillie E. and
James L. Hyde, and Bessie M. and Sylvio
J. Vaillancourt, heirs of John L. White,
to Walter H. Hart
Land Records of Anne Arundel County,
Liber WNW 20 Folio 1

December 10, 1937: Mercantile Trust Company of Baltimore,
executor for Walter H. Hart, deceased, to
J. Gordon Catterton and Alice L.
Catterton
Land Records of Anne Arundel County,
Liber FAM 173 Folio 407

November 8, 1972: J. Gordon Catterton and Alice L.
Catterton to Annapolis Emergency Hospital
Association, Inc.
Land Records of Anne Arundel County,
Liber MSH 2538 Folio 1

June 19, 1979: Anne Arundel General Hospital, Inc. to
Catherine M. and P. Michael Bolger
Land Records of Anne Arundel County,
Liber 3211 Folio 397



AA-1707

77 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

EAST CORNER, LOOKING WEST

1 OF 3



AA-1707

77 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

SOUTH CORNER, LOOKING NORTH

2 OF 3



AA-1707

77 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

WEST CORNER, LOOKING EAST

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 1707</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 () Good () Fair (x) Poor: ()
THEME:
STYLE: Vernacular
DATE BUILT: c.1910

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 77 Charles Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 86
OWNER: Michael & Catherine Bolger
ADDRESS: 77 Charles Street 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 ()
 Wings (x) 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: 3
 Approximate Dimensions: 35 x 25

Entrance Location: Right

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

AA-1707

None.

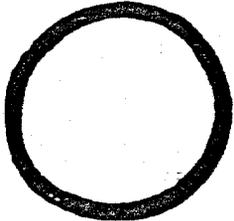
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Contributes to streetscape, terminating row of Vernacular residential structures.

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:

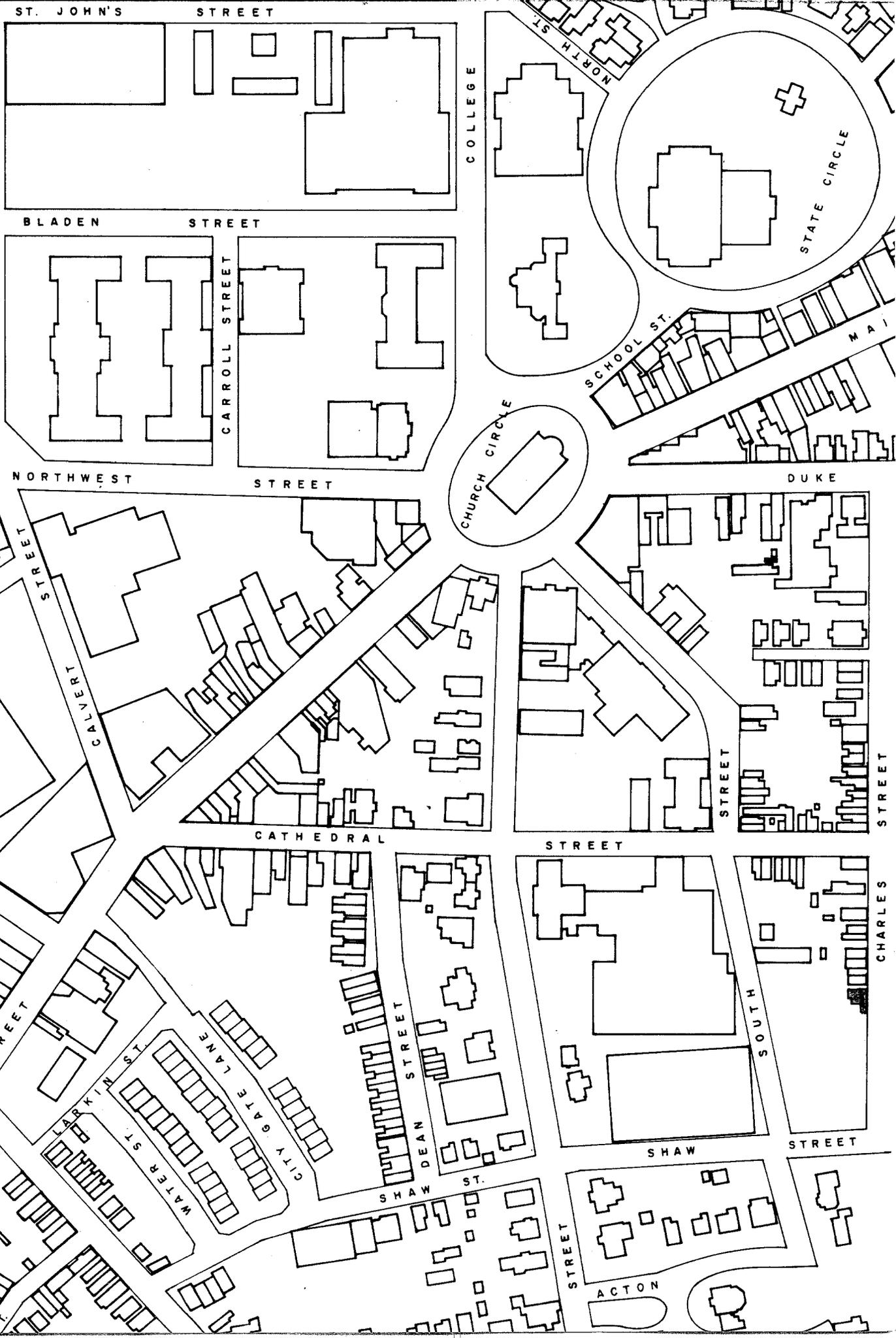
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1707
ANNAPOLIS HIST. DIST.





77 Charles
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
~~SE~~ Elevation/camera facing NW

77 CHARLES



77 Charlès

AA 1707

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW