

Start Here

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And

Copy for Multiple Numbers

AA-1722

AND

AA-1723

**CAPSULE SUMMARY**  
**125-127 Charles Street (AA-1722/AA-1723)**  
**Annapolis, Maryland**

The building at 125-127 Charles Street was erected in 1920 on property historically associated with the Adams-Kilty House at 131-133 Charles Street. Constructed of hollow tiles on the first story, the building is identical in style and form to the adjacent freestanding dwelling at 123 Charles Street and those fronting King Charles Place. The housing was constructed during a single building campaign by Walter H. Hart as rental property, and continued to be managed as such by Hart's estate until 1945. The building documents the final subdivision of the unimproved tracts flanking Charles Street that were once owned by George Wells, and the laying of King Charles Place. Retaining much of its original exterior detailing, the building illustrates the fashionable architectural style of the period.

Identical in form and style, the Colonial Revival buildings erected for Hart are all constructed of hollow tiles on the first story with wood framing on the upper stories. The two-and-a-half-story structure at 125-127 Charles Street, set upon a slightly raised brick sill and hollow tile foundation, is one of only two paired examples of the rental buildings. It is clad with stucco on the first story, except on the rear and southwest elevations of 125 Charles Street. These elevations expose the hollow tile construction, each block raked with a tooled face. The upper stories of the building are sheathed with asbestos shingles. The side gable roof, covered with asphalt shingles, has a wide overhanging cornice that returns on the side elevations. The boxed cornice is finished with ogee bed molding. Two interior end chimneys rise from the roof. A continuous two-story ell with a sloped roof and cut-away entry porches marks the rear of the structure.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1722/AA-1723

=====

1. Name of Property

=====

historic name \_\_\_\_\_

common/other name \_\_\_\_\_

=====

2. Location

=====

street & number 125-127 Charles Street not for publication \_\_\_\_\_  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>2</u>	_____	_____	buildings
_____	_____	_____	sites
_____	_____	_____	structures
_____	_____	_____	objects
<u>2</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 Hollow Tile and Brick Sill

roof Asphalt Shingles

walls Hollow Tiles and Asphalt 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  
125-127 Charles Street  
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=====  
Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1920-1952  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1920

1943

1952

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

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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  
=====

Acreage of Property Less than one acre

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

The property designated as 125-127 Charles Street is located on Parcels 555 and 554, respectively, 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 1920.

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11. Form Prepared By  
=====

name/title Laura Trieschmann, Architectural Historian  
organization EHT Traceries, Inc. date June 2, 1999  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====

name John E. Beavers and Michele A. Trifiro  
street & number 125 Charles Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
=====

name Joan R. Murphy  
street & number 127 Charles Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
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125-127 Charles Street

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=====  
The single-family buildings at 125-127 Charles Street are two of several dwellings erected in 1920 as rental housing by Walter H. Hart. Identical in form and style, the Colonial Revival houses are constructed of hollow tiles on the first story with wood framing on the upper stories. The two-and-a-half-story structure at 125-127 Charles Street, set upon a slightly raised brick sill and hollow tile foundation, is one of only two paired examples of the rental buildings constructed for Hart. It is clad with stucco on the first story, except on the rear and southwest elevations of 125 Charles Street. These elevations expose the hollow tile construction, each block raked with a tooled face. The upper stories of the building are sheathed with asbestos shingles. The side gable roof, covered with asphalt shingles, has projecting eaves and a box cornice with returns. The cornice is finished with ogee bed molding. Two interior end chimneys of brick rise from the roof. A continuous two-story ell with a sloped roof and cut-away entry porches marks the rear of the structure.

The twin building at 125-127 Charles Street is set on a wide lot between the identical freestanding building at 123 Charles Street and the privately owned alley known as King George Place. A narrow walkway between 123 and 125 Charles Street is paved with bricks, and provides direct access to the rear of the property.

Exterior

The facade of 125-127 Charles Street, facing southeast, is four bays wide with two side entries. Each of the dwellings measures two bays in width, despite the continuous roofline and one-story porch. The first story, clad with painted stucco, is sheltered by a full-width porch set upon a parged foundation. It is constructed of wood frame with parged corner posts supporting squat Tuscan posts and connected by square balusters. The sloping roof of the porch is sheathed with asphalt shingles and has an overhanging boxed cornice with shallow returns. The gable ends of the porch roof are finished with vertical boards. Steps are located on the sides of the porch, with wood steps at 125 Charles Street and concrete steps at 127 Charles Street. A balustrade divides the porch into two separate sections.

Identical in massing and detail, the first story of each building is pierced by a single entry and paired window opening. The entry openings, set at the center of the structure, are framed by very narrow beaded surrounds. The window openings each contain two 6/1 sashes separated by a beaded mullion. They are framed by narrow beaded surrounds, have stuccoed sills, and shutters. Although

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similar in material, each house has a distinctive entry door: the door at 125 Charles Street is fully glazed with eighteen-lights, while the replacement door of 127 Charles Street has six-lights over two vertical panels. The shutters of 125 Charles Street are louvered, while 127 Charles Street has paneled shutters.

The upper story of the facade is clad with asbestos shingles. Each dwelling is pierced by a continuous row of casement windows. Sharing a wood sill and shutters, the openings hold three sets of eight-light casements framed by beaded surrounds and shutters. The lintels abut the ogee-molded bed molding of the continuous cornice detailing the roof.

The northeast side elevation, fronting King Charles Place, displays several different construction and cladding materials. The slightly raised brick sill is visible below the stucco cladding the hollow tile structural system of the first story. The upper story is clad with asbestos shingles. The foundation level is pierced by a single one-light awning window of metal with square-edged surrounds. The first and second stories are symmetrically pierced by single and paired 6/1 windows with narrow beaded casings and paneled shutters. The sills on the first story have been stuccoed, while those above are exposed wood. Additionally, in the gable end, there is a metal louvered vent. The first story of the ell, on the northeast elevation, is finished with siding at the base and wooden lattice above. The second story has a single casement window with six-light snap-in muntins, wood surrounds, and paneled shutters.

The rear elevation of the main block is fully encompassed by the contemporary two-story ell. The ell is clad with stucco on the first story of 127 Charles Street, while the hollow tiles are exposed on 125 Charles Street. At 125 Charles Street, the first story has 6/1 window. The opening at 127 Charles Street holds a 2/2 window. Both windows are framed with square-edged surrounds, wood sills, and shutters. Covered by a sloped roof clad in asphalt shingles, the elevation is marked by a continuous pent roof that extends the width of the ell. The pent roof, dividing the two stories, is sheathed with asphalt shingles. Cut-away porches are located at either corner of the building with entry into the kitchens provided from the porches by single wood and glass doors.

The second story of the ell is clad in asbestos shingles. Each of the dwellings has two window openings: a paired casement window and single fixed window with six-light snap-in muntins. The openings

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at 125 Charles Street has louvered shutters, while those at 127 Charles Street are paneled.

The southwest elevation of the building, with exposed hollow tiles and asbestos shingles, is symmetrically pierced by single and paired 6/1 windows with narrow beaded casings. The sills on the first story have been stuccoed, while those above are exposed wood. Additionally, in the gable end, there is a metal louvered vent. The second story of the rear ell has a single casement window.

Interior: 127 Charles Street

The interior of 127 Charles Street, as constructed in 1920, consists of a side entry, double-pile plan with a rear ell. Renovated in 1996, the front and rear rooms are visually divided by a flat-arched, double-wide opening with Tuscan columns set at either side. Originally, the opening was not as wide, nor was it finished with columns. During the renovation, all of the walls and ceilings were replastered and modern moldings applied. The floors are finished with narrow wood boards running the width of the space. They are edged by square-cut baseboards with quarter-round kick molding. The openings are framed with square-edged casings with an interior bead, backbands, and mitered joints. Paneled wainscotting has an astragal profile with ogee bed molding. The crown molding has an ogee profile, narrow bed molding, and wide frieze. The front room is further detailed by a fireplace opening located in the north corner of the room. The exposed brick face of the chimney is completed by a delicately molded wood shelf supported by stylized Ionic capitals with acanthus leaves. The projecting shelf was added in 1996 over the original supports. Bookcases have been constructed along the southeast wall, flanking the window opening. In the rear room, a plaster medallion with bead-and-reel and acanthus leaves has been applied to the ceiling.

The straight-flight stair is located along the southwest wall of the front room. The partially enclosed stair is finished by a square newel post with recessed panels and ogee-molded cap, square balusters, and wall stringer. Ogee bed molding has been applied under the astragal nosing of the treads.

Accessed through the single entry opening in the northwest wall of the rear room is the kitchen, located in the rear ell. The wide opening holds a multi-light wood and glass double door. Within the modern kitchen is access to the basement, with enclosed stairs set underneath the main straight-flight stair. The basement has a

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poured concrete floor, exposed hollow tile walls capped by a wide brick sill, and exposed joists at the ceiling. Physical evidence shows that the original wood floors on the first floor are extant, although presently obscured from above by the modern narrow flooring.

The second floor of the building contains two bedrooms in the main block and a single bedroom in the ell. The stair has a thin turned landing newel with a square base and ball top, square balusters, and molded rail. As seen on the first story, the floors are finished with narrow boards edged by squared baseboards and quarter-round kick molding. The openings are edged with square-edged casings mitered in place. The replastering has made the baseboard and the casings flush with the surface of the wall. The ceiling, which retains its original plaster finish, is ornamented in the hall by a plaster medallion with acanthus leaves.

The two bedrooms are similarly finished with narrow flooring, plaster walls, and square-edged casings. The original baseboards in the front bedroom are capped with an ogee profile, while those in the rear bedroom have a rounded top. Vertical board paneling has been applied to the rear bedroom, and finished with a torus-shaped crown molding.

According to the owner, the second story of the rear ell was reconstructed in 1996 due to its deteriorated state. The space has narrow wood flooring and drywall finishes. The original casings are square-edged, now flush with the wall surface. The baseboards have a square-molded cap.

A pull-down ladder in the front bedroom provides access to the attic. The unfinished space documents the lack of a fire wall and ridgeboard. The attic, like the basement, originally was open across the full width of the structure. The spaces have since been divided.

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=====  
The building at 125-127 Charles Street was erected in 1920 on property historically associated with the Adams-Kilty House at 131-133 Charles Street (AA-393). Constructed of hollow tiles on the first story, the building is identical in style and form to the adjacent freestanding dwelling at 123 Charles Street (AA-1721) and those fronting King Charles Place. The housing was constructed during a single building campaign by Walter H. Hart as rental property, and continued to be managed as such by Hart's estate until 1945. The building documents the final subdivision of the unimproved tracts flanking Charles Street that were once owned by George Wells, and the laying of King Charles Place. Retaining much of its original exterior detailing, the building illustrates the fashionable Colonial Revival style of the period.

**Site History: Lot 53**

The property on which the dwellings at 125-127 Charles Street now stand was historically owned and surveyed in 1718 for William Gresham. Residing in Kent County, Gresham owned Lots 52, 53, and 55 along Charles Street in Annapolis. The property was conveyed to planter William Adams of Somerset County in two separate deeds of sale dating from December 1772 and May 1773. Chancery Records document that Thomas Gresham, then owner of the lots, died prior to the completion of the sales. Consequently, the conveyance was not decreed until November 1789.

Documentary evidence indicates that the property remained unimproved through most of the 18th century, particularly while under the ownership of the Gresham family. A lease made by Adams to Thomas Brooke Hodgkins of Annapolis documents that a building did stand on the property by 1786, when the twelve year lease was filed. Denoted now as 131-133 Charles Street, documentary and physical evidence suggests the building was erected by William Adams sometime between 1772 and 1786. Hodgkins' lease of 1786 required that he "put interior and exterior of house in good repair, erect a fence around the property, put in a water pump, build a meat house, carriage house, and stable, and enclose sufficient portion of a garden."<sup>1</sup>

With the death of Adams in 1795, title was devised to his wife and children. Adams' brother, however, contested the will, prompting the court to order the entire parcel to be sold. In 1797, all

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<sup>1</sup> Provincial Court Deeds, Liber TBH 1, Folio 517, February 28, 1786.

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three lots plus the brick dwelling were assessed at 1125 pounds. One year later, with the estate still unsettled, the property was re-evaluated at 900 pounds. While the estate was being reviewed, General John Davidson occupied the dwelling, and later served as trustee for the sale of the property.

On November 14, 1799, William Kilty purchased the land with its improvements for 775 pounds. Kilty, who later served as Chancellor of Maryland, lived in the house for nineteen years. By 1818, Kilty had conveyed the three lots to Francis Hollingsworth for \$3,150. Hollingsworth, in turn, sold Lots 52 and 53 to Thomas H. Bowie. Bowie died prior to the completion of the sale and the courts appointed title back to Hollingsworth. In 1824, Hollingsworth sold the two lots along with the building at 131-133 Charles Street to George Wells for \$3,025.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and in the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 131-133 Charles Street and the Jonas Green House at 124 Charles Street.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32, was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors. Lot 53 in Parcel 30 was divided into eight smaller plots, which were sold individually.

The property, which was subsequently improved by the dwellings at 123, 125, and 127 Charles Street, was purchased by Annie Wells. Miss Wells was the youngest daughter of the aforementioned George Wells. Born in 1841, Annie Wells had purchased the forty foot lot to the southwest of the Adams-Kilty House, where the Wells family lived. Together with the dwelling at 131-133 Charles Street, the

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land to the southwest provided the Wells family with a substantially sized lot fronting Charles Street.

The unmarried Annie Wells devised the dwelling house and property at 123-133 Charles Street to her younger brother, Dr. George Wells, in 1912. Born in 1843, Dr. Wells was educated in New York City in 1867 at the College of Physicians and Surgeons. Active in the community, Wells served as alderman, state senator (1880-1882), county treasurer (1887), and Clerk of the Circuit Court (1895-1918). Under the ownership of Dr. Wells, the property at 123-127 Charles Street continued to remain unimproved. Title to the property, including the dwelling at 131-133 Charles Street, was devised in 1918 equally among Wells' three nieces, Beatrice, Frances, and Louise. The nieces conveyed title of 123-133 Charles Street in 1920 to Walter H. Hart.

**Building History**

Little is known about Walter Hart, except that he was responsible for subdividing the forty feet comprising 123-127 Charles Street. Although it was not divided into building lots, the property was separated from the land associated with the main dwelling at 131-133 Charles Street. Hart had three buildings, a freestanding dwelling and an attached dwellings, constructed on the property in 1920. While living at the Adams-Kilty House, Hart leased the adjacent houses for additional income.

Hart also laid out King Charles Place, a narrow dead-end road that separated the Adams-Kilty House from the new dwellings at 123-127 Charles Street. Fronting the thirteen-foot wide road, additional houses were constructed, several in the same style and form as those on Charles Street. In total, by 1923, Hart had seven single-family dwellings constructed on property that for over 135 years was owned and improved solely by the Adams-Kilty House at 131-133 Charles Street. He was charged as owner of with eight dwellings on Charles Street in 1923, with a total value of \$20,427. By 1930, Hart had erected a total of ten dwellings and six garages on 123-127 Charles Street and 1-8 King Charles Place. The garages were razed by 1954, according to the Sanborn Maps.

The city directory for 1928 notes that Hart leased 125-127 Charles Street to W.M. Moses and Daniel Jordan, respectively. Upon Hart's death in 1939, a trust was created with the Mercantile Trust Company of Baltimore to continue leasing of the property. With the estate settled, the property was subdivided for the first time, and

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the dwellings at 125-127 Charles Street were conveyed separately from 123 Charles Street in 1943. The twin dwellings were purchased by Frank and Helen Kramer. Kramer, a sheet metal worker at the United States Naval Academy, was born in 1890. With his death in 1951, the widowed Helen Kramer transferred title to son, Frank Harold Kramer and daughter, Doris Kramer Moore. The city directory for 1949 notes that both dwellings were occupied by members of the Kramer family.

Together the heirs divided title to the property for the first time, transferring title of 125 Charles Street to Carrie T. Aitken for life. The 1955 death of Carrie Aitken granted Velma Aitken full title, which she maintained until 1971 when it was conveyed to Kenneth R. Meyer. Meyer sold the building in 1982 to John D. Renzel, who maintained ownership for twelve years before it was bought by present owner, John E. Beavers and his wife, Michele A. Trifiro.

The dwelling at 127 Charles Street was sold by the Kramer family to Walter and Harriet Quaintance. Having lived in the building for a number of decades, Walter Quaintance conveyed it in 1988, two years after the death of his wife. It was purchased by Cara Jean Grunwald, who owned and occupied the dwelling until 1994 when it was bought by James Dean Ridley. A dentist assigned to the United States Naval Academy, Ridley occupied the dwelling for a year before being transferred to Norfolk. Renovated in 1996, the building on Charles Street became the home of present owner, Joan R. Murphy.

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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

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**Chain of Title 125-127 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 Dr. George Wells  
                          Land Records of Anne Arundel County,  
                          Liber WSG 10 Folio 395
- 1879:                   Farmer's National Bank, Alexander Randall  
                          president, to Annie Wells  
                          Land Records of Anne Arundel County,  
                          Liber SH 14 Folio 205

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February 18, 1908: Annie Wells to George Wells  
Land Records of Anne Arundel County,  
Liber GW 58 Folio 53

June 1, 1918: George Wells devised to nieces Beatrice  
Wells, Frances B. Wells, and Louise Wells  
Will Records of Anne Arundel County,  
Liber OBD 2 Folio 113

October 8, 1920: Beatrice Wells, Francis B. Wells, and  
Louise Wells to Walter H. Hart  
Land Records of Anne Arundel County,  
Liber WNW 33 Folio 67

February 17, 1943: Mercantile Trust Company of Baltimore,  
executor of will of Walter H. Hart, to  
Frank A. and Helen Kramer  
Will Records of Anne Arundel County,  
Liber WMH 1 Folio 192  
Land Records of Anne Arundel County,  
Liber JHH 274 Folio 316

January 3, 1951: Helen Kramer, widow, to Frank and Sara  
Kramer  
Land Records of Anne Arundel County,  
Liber JHH 606 Folio 570

125 Charles Street

June 26, 1952: Frank and Sara Kramer with Doris and Lee  
Moore, Jr. to Carrie Aitken, then Velma  
Aitken  
Land Records of Anne Arundel County,  
Liber JHH 692 Folio 329

February 26, 1971: Velma Aitken to Kenneth R. Meyer  
Land Records of Anne Arundel County,  
Liber 2395 Folio 355

June 1, 1982: Kenneth R. Meyer to John D. Renzel  
Land Records of Anne Arundel County,  
Liber 3496 Folio 374

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county and state

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June 21, 1994: John D. Renzel to John E. Beavers and  
wife, Michele A. Trifiro  
Land Records of Anne Arundel County,  
Liber 6676 Folio 44

127 Charles Street

February 28, 1953: Frank and Sara Kramer with Doris and Lee  
Moore, Jr. to Walter and Harriet  
Quaintance  
Land Records of Anne Arundel County,  
Liber JHH 741 Folio 56

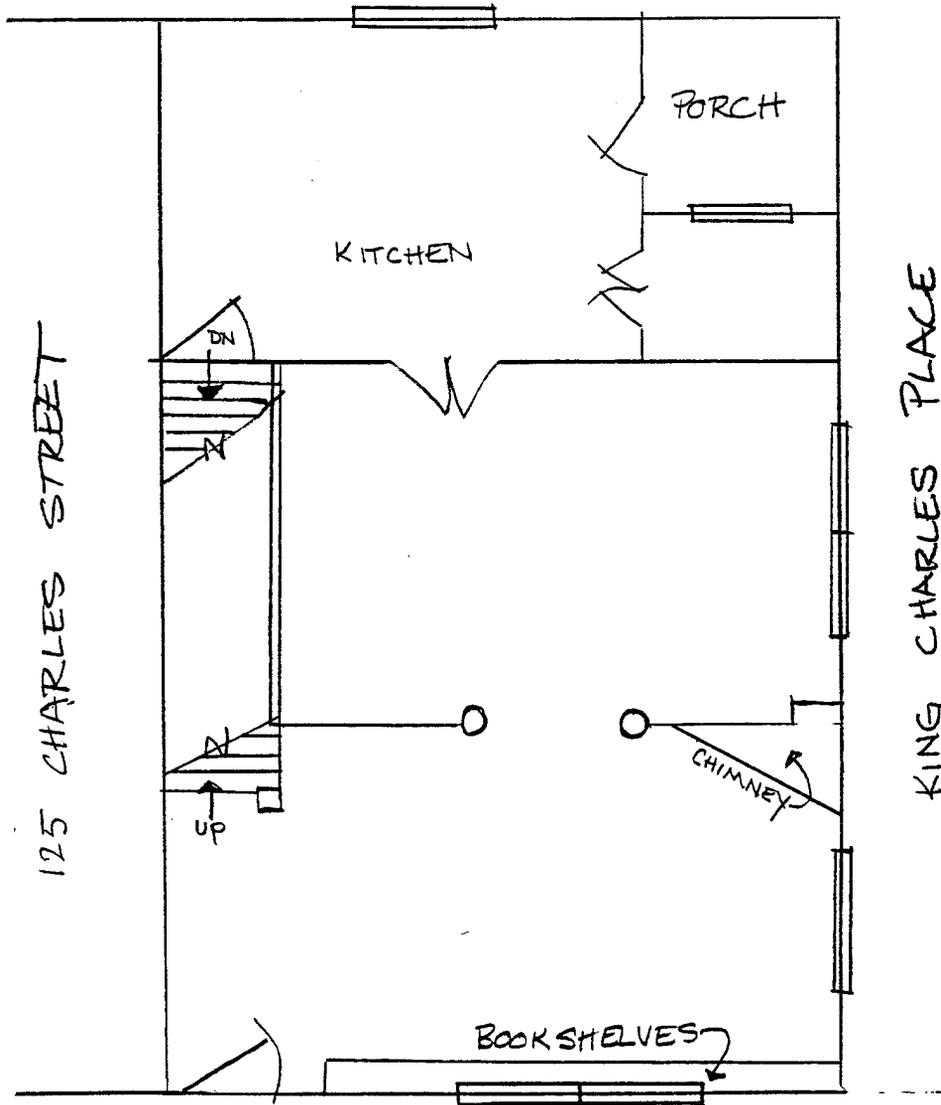
January 18, 1988: Susan G. Geyer and Walter E. Quaintance,  
personal representatives for Harriet E.  
Quaintance, to Cara Jean Grunwald  
Land Records of Anne Arundel County,  
Liber 4534 Folio 741

October 20, 1989: Cara Jean Grunwald Recio to Carlos Recio  
One-half interest  
Land Records of Anne Arundel County,  
Liber 4961 Folio 648

April 14, 1993: Cara and Carlos Recio to Cara Recio  
Land Records of Anne Arundel County,  
Liber 6070 Folio 221

April 29, 1994: Cara Jean Neilsen (formerly Recio) to  
James Dean Ridley  
Land Records of Anne Arundel County,  
Liber 6641 Folio 75

June 4, 1996: James Dean Ridley to Joan R. Murphy  
Land Records of Anne Arundel County,  
Liber 7471 Folio 685



AA-1722

AA-1723  
127 CHARLES STREET

FIRST FLOOR

NORTH

NOT TO  
SCALE





AA-1722/1723  
125-127 CHARLES STREET  
ANNAPOLIS, MD  
TRACERIES  
MARCH 1999  
MD SHPO  
EAST CORNER, LOOKING WEST

1 OF 5



2A-1722/1723

125-127 CHARLES STREET  
ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

NORTH CORNER, LOOKING SOUTH

2 OF 5



AA-1722/1723

125-127 CHARLES STREET  
ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

SOUTHWEST ELEVATION,

LOOKING NORTH

3 OF 5



AA-1723

127 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SAPO

FIRST FLOOR, LOOKING NORTH

4 OF 5



AA-1723

127 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1999

MD SHPO

SECOND FLOOR HALL, LOOKING SOUTH

5 OF 5

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER:	AA 1728
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 (X) Fair ( ) Poor: ( )
THEME:	
STYLE:	Bungalow
DATE BUILT:	1913-1921

COUNTY:	Anne Arundel
TOWN:	Annapolis
LOCATION:	125 Charles Street
COMMON NAME:	
FUNCTIONAL TYPE:	Res Map32 Par #4 54
OWNER:	Meyer Kenneth R
ADDRESS:	125 Charles St. Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC:	Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE:	Local (✓) State ( ) National ( )

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone ( ) Brick ( ) Concrete ( ) Concrete Block (X)
- Wall Structure
  - Wood Frame: Post and Beam ( ) Balloon (X)
  - Wood Bearing Masonry: Brick ( ) Stone ( ) Concrete ( ) Concrete Block (X)
  - Iron ( ) D. Steel ( ) E. Other:
- Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
 Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
 Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle (X)  
 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: 3  
 Approximate Dimensions: 15 x 50

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:

Ribbon like arrangement of casements at second floor, over full width porch; concrete block first floor honest expression of material, porch with turned columns on concrete piers.

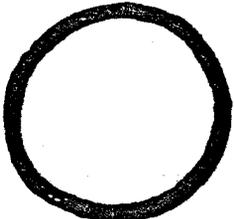
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Adds variety to streetscape and is in scale; one of a pair.

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:

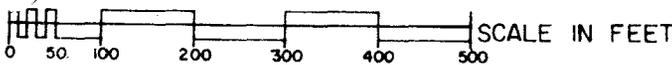
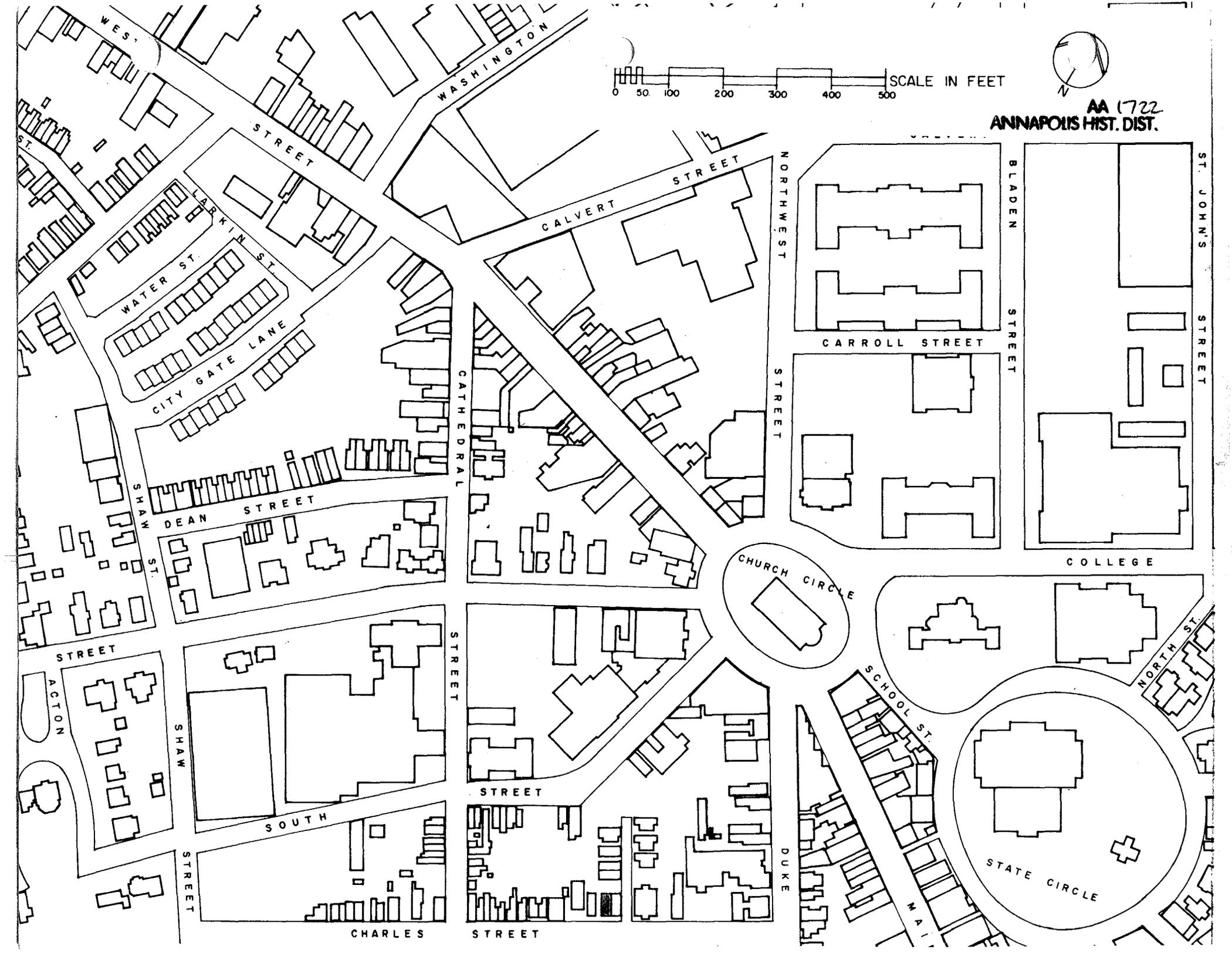
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1722  
ANNAPOLIS HIST. DIST.

WES  
ST  
STREET  
WATER ST  
CITY GATE LANE  
SHAW ST  
DEAN STREET  
STREET  
ACTION  
SHAW  
SOUTH  
CHARLES STREET

WASHINGTON  
CALVERT STREET  
CATHEDRAL  
STREET  
STREET  
STREET  
STREET  
DUKE

NORTHWEST  
STREET  
CARROLL STREET  
BLADEN STREET  
ST. JOHN'S STREET  
COLLEGE  
CHURCH CIRCLE  
SCHOOL ST  
STATE CIRCLE  
NORTH ST



125 Charles

AA 1722

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW

125 CHARLES

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1723</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 ( ) Poor ( )
THEME:
STYLE: <u>20thC</u>
DATE BUILT: <u>1913-1921</u>

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>127 Charles Street</u>
COMMON NAME:
FUNCTIONAL TYPE: <u>Res Map 32 Par 53</u>
OWNER: <u>W. E. Quaintance</u>
ADDRESS: <u>127 Charles Street</u> <u>Annapolis, MD 21401</u>
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local (✓) State ( ) National ( ) <input checked="" type="radio"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ( ) Brick ( ) Concrete ( ) Concrete Block (X)
2. Wall Structure
  - A. Wood Frame: Post and Beam ( ) Balloon (X)
  - B. Wood Bearing Masonry: Brick ( ) Stone ( ) Concrete ( ) Concrete Block (X)
  - C. Iron ( ) D. Steel ( ) E. Other:
3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
 Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
 Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle (X)  
 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 ( ) 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: 15 x 50

Entrance Location: \_\_\_\_\_

THREAT TO STRUCTURE:  
 No Threat (X) Zoning ( ) Roads ( )  
 Development ( ) Deterioration ( )  
 Alteration ( ) Other:

LOCAL ATTITUDES:  
 Positive ( ) Negative ( )  
 Mixed ( ) Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

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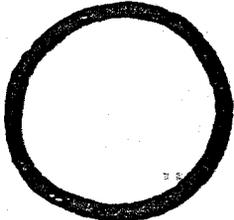
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Adds variety to streetscape and is in scale; one of a pair.

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:

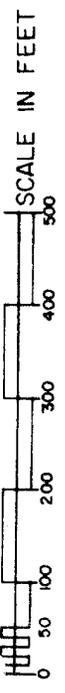
Historic Annapolis, Inc

DATE RECORDED:

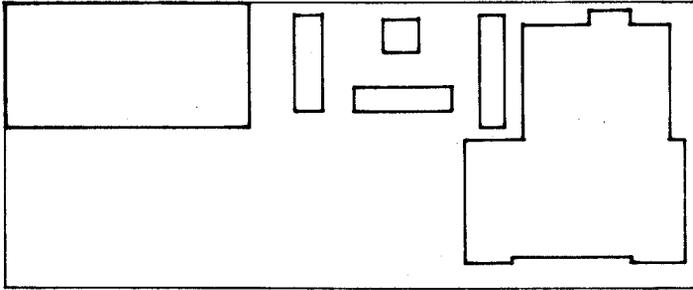
Aug. 1983



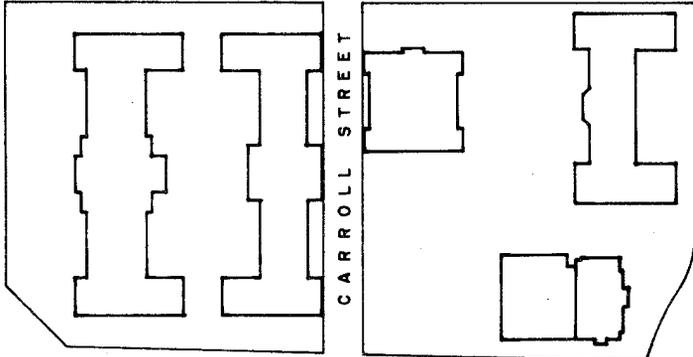
AA 1723  
ANNAPOLIS HIST. DIST.



ST. JOHN'S STREET

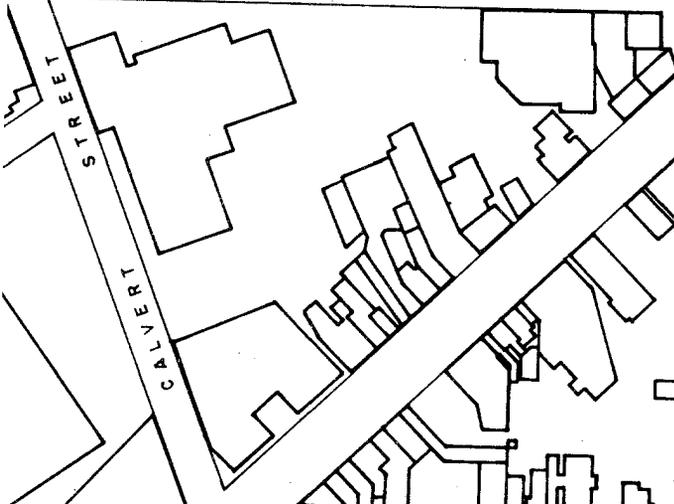


BLADEN STREET



CARROLL STREET

NORTHWEST STREET

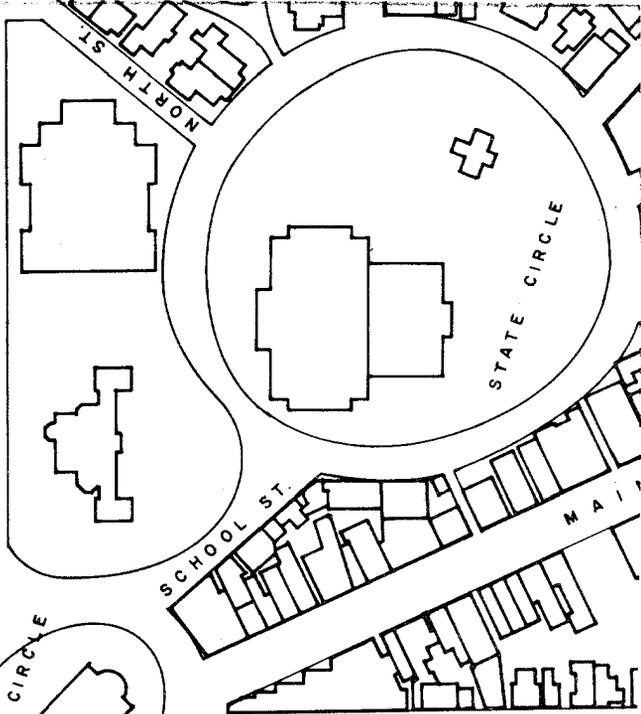


CALVERT STREET

CATHEDRAL STREET

CHURCH CIRCLE

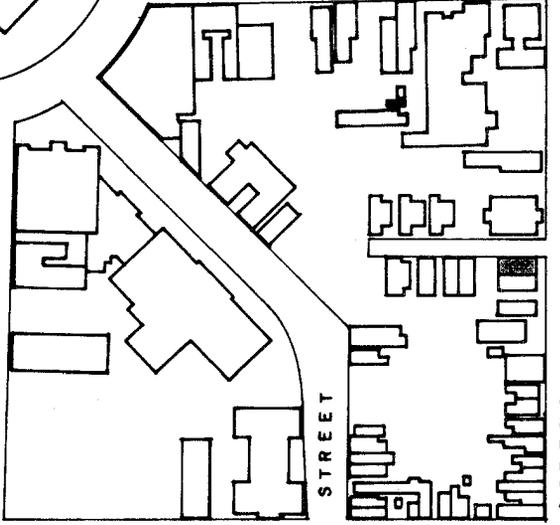
COLLEGE



STATE CIRCLE

SCHOOL ST.

DUKE



STREET

STREET

STREET

WASHINGTON

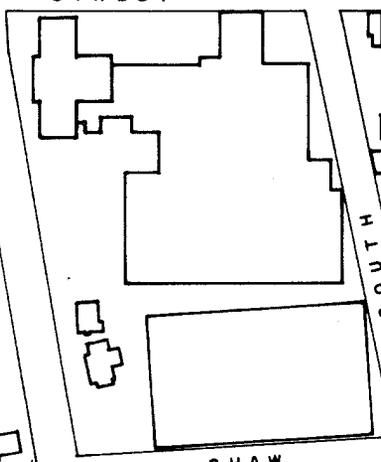
STREET

WATER ST.

CITY GATE LANE

DEAN STREET

SHAW ST.



SHAW

STREET

SOUTH

CHARLES

STREET

ACTON

WEST



127 Charles

AA 1723

Annapolis, Anne Arundel County

Russell Wright

July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW

End Here

Scan One Time Only  
And  
Copy for Multiple Numbers

AA-1722

AND

AA-1723