

Start Here

Scan One Time Only

And

Copy for Multiple Numbers

AA-1724

AND

AA-1725

**CAPSULE SUMMARY**  
**78-80 Charles Street (AA-1724/AA-1725)**  
**Annapolis, Maryland**

The building at 78-80 Charles Street was constructed in 1882 as speculative development by Henry Marshall Nash. The late 19th century construction of the twin dwellings, together with the erection of the dwellings at 82-84 and 74 Charles Street, constituted the first of many improvement on the southeastern end of Charles Street. Utilized as rental property, the dwellings were conveyed individually by 1901, and reunited as rental property by a single owner again in 1986. With one exception, the dwelling at 78 Charles Street has always been occupied by renters. In contrast, 80 Charles Street was owned and occupied by the same family for nearly seventy years.

The two-story single-family dwellings are constructed of wood frame on a continuous brick foundation. Each of the dwellings is two bays wide with a side entry and two-story rear ell. Due to the upward slope of Charles Street, the attached buildings have separate side gable roofs, with a shared interior party wall. The roof of 80 Charles Street is set approximately three feet higher than 78 Charles Street, presenting the buildings as individual dwellings. The symmetrical spacing of the window and entry openings on the facades are placed on a more horizontal line than the roofs, thus indicating the dwellings were erected simultaneously as a single building.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1724/AA-1725

=====

1. Name of Property

=====

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

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

=====

2. Location

=====

street & number 78-80 Charles Street not for publication \_\_\_\_\_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>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)

Italianate (vernacular)  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Brick  
roof Asphalt Shingles  
walls German Siding; Weatherboard  
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  
78-80 Charles Street  
Annapolis, Maryland

Inventory No. AA-1724/AA-1725  
Page 4

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

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

Period of Significance 1882-1950  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1882  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation Undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====  
9. Major Bibliographical References  
=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Anne Arundel County Land and Will Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

Papenfuse, Edward and Jane McWilliams. "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29, "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warren, Marion E. and Mame Warren, The Train's Done Been and Gone, Annapolis, MD: M.E. Warren, 1976.

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

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

=====  
10. Geographical Data  
=====  
Acreage of Property Less than one acre

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

The property designated as 78-80 Charles Street is located on Parcels 590 and 591 as shown on Grid 21, 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 1882.

=====  
11. Form Prepared By  
=====  
name/title Laura Trieschmann, Architectural Historian  
organization EHT Traceries, Inc. date May 31, 1999  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====  
name Mary J. and James C. Robinson  
street & number 2137 Defense Highway telephone \_\_\_\_\_  
city or town Crofton state MD zip code 21114  
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 7 Page 1

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====  
The twin dwellings at 78-80 Charles Street were constructed in 1882 as speculative development. The two-story single-family houses are built of wood frame on a continuous brick foundation. Each of the dwellings is two bays wide with a side entry and two-story rear ell. Due to the upward slope of Charles Street, the attached dwellings have separate side gable roofs, with a shared interior party wall. The roof of 80 Charles Street is set approximately three feet higher than 78 Charles Street, presenting the houses as individual buildings. The symmetrical spacing of the window and entry openings on the facades is placed on a more horizontal line than the roofs, thus indicating the dwellings were erected simultaneously as a single building.

Attached on the upper story to the twin dwelling at 82 Charles Street, the building at 78-80 Charles Street was constructed on the northwestern edge of the lot line. A covered walkway, created between 80 and 82 Charles Street between 1908 and 1913, provides direct access to the rear of the property on the east side. The walls of the walkway, which is lined with bricks, are clad with German siding. A gravel drive for parking is located on the west side of the building, with a landscape yard at the rear.

Exterior

The principal facade of the building, facing northwest on Charles Street, measures four bays wide. The facade is clad in German siding and corner boards with portions of the brick foundation only visible at 78 Charles Street. Each of the twin dwellings has a side entry flanked by a single window opening. The entry at 78 Charles Street, dating from the 1980s, is accessible by a one-story wood porch with steps on the east side. The porch is set upon wood posts, with square balusters and a square newel. The porch securing 80 Charles Street is two bays wide and one-story in height with a sloped roof. Dating from the 1910s, the porch is wood frame set upon wood posts. The square balustrades and turned posts support the asphalt shingle roof. As at 78 Charles Street, the porch at 80 Charles Street is entered by the side.

Renovated in the late 1980s by the same property owner, the dwellings have the same type of replacement windows, doors, and wide surrounds. The entries contained six-paneled wood doors framed by wide square-edged casings with mitred joints. Each of the entries is topped by a single-light transom. The window openings on the first and second stories hold 6/6 windows with narrow wood sills, wide square-edged casings, and flat lintels.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 7 Page 2

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====  
Ornamenting the overhanging eaves of each roof are vernacular interpretations of Italianate style cornices. Although simpler in design than the traditional high-style Italianate cornices, the entablatures consist of plain fascia boards, scrolled brackets, and boxed cornices. As a result of the 1980s renovations, the brackets on 80 Charles Street have been replaced, and now exhibit an exaggerated bolection profile at the top. The original scrolled brackets at 78 Charles Street have an ogee profile at the top and are wider in form than those adorning 80 Charles Street.

The only visible side elevation is the southwest side of 78 Charles Street. The two bay deep elevation is symmetrical with two 6/6 windows on each of the two stories. Clad in weatherboard dating from the 1980s renovations, the elevation is marked by all stretcher brick foundation. The first story opening in the southernmost bay has been shortened, although it continues to hold a 6/6 window. The opening to the north is elongated, while those on the upper story hold standard-sized windows. Each of the openings has a narrow wood sill, wide square-edged casings, and flat lintel. The gable end, trimmed with a plain cornice, is pierced by a narrow rectangular opening that holds a louvered vent.

As originally erected, the dwellings had one-story rear ells that shared a common wall. During the 1980s renovations, the ells were enlarged to two-stories and extended the width of the rear elevation. The two-bay deep ell at 78 Charles Street has two 6/6 windows on each story, those on the first story being elongated. As seen on the main block of the building, the openings are framed with narrow wood sills, wide square-edged surrounds, and flat lintels.

The rear of 80 Charles Street has been extended a full bay beyond that of 78 Charles Street, although the detailing of the dwellings is identical. Encased in weatherboard, exterior end chimneys were constructed on the rear of the ells. Additionally, wooden decks supported on square posts rise to the second story of the ells. The decks are accessible on the first and second stories by sliding glass doors encased in metal. Wood frame stairs extend from the second story of the porch at 80 Charles Street.

The interiors of the dwellings were not accessible.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 8 Page 1

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====

The building at 78-80 Charles Street was constructed in 1882 as speculative development for Henry Marshall Nash. The late 19th century construction of the twin dwellings, together with the erection of the dwellings at 82-84 and 74 Charles Street, constituted the first of many improvement on the southeastern end of Charles Street, west of Cathedral Street. Utilized as rental property, the dwellings were conveyed individually by 1901, and reunited as rental property by a single owner in 1986. With one exception, the dwelling at 78 Charles Street has always been occupied by renters. In contrast, 80 Charles Street was owned and occupied by the same family for nearly seventy years.

**Site History: Lot 39**

The property on which the building at 78-80 Charles Street stands was historically a portion of the much larger Lot 39 in Parcel 32. Documented in James Stoddert's survey notebook, Lot 39 was resurveyed in 1718 for William Bladen. Bladen retained ownership until his death, upon which his heirs were forced to convey the property in 1724 to Daniel Dulany. The sale included sixteen lots located throughout Annapolis. By 1781, the heirs of Dulany were also forced to convey the property, which included both Lots 39 and 40 on the southwestern end of Charles Street. The Commissioners of Confiscated Property sold Lot 39 to David Lynn. Lynn retained ownership of the undeveloped tract until 1794, transferring the title to John Davidson. Davidson, born in Inverness, Scotland about 1738, was a merchant with the firm of Wallace, Davidson, and Johnson. Previously, in 1770, he had purchased Lot 43 free of title for 80 pounds sterling.

Upon Davidson's death in 1794, and his wife Eleanor's in 1815, ownership of the property was presented to the Chancery Court, with the heirs requesting permission to sell the land in Lot 39 of Parcel 32 and Lot 43 of Parcel 31. Consequently, the property was advertised for sale in 1816, "two valuable lots No. 39 and 43 containing one acre each and adjoining the property of the heirs of the late Mr. Frederick Green [124 Charles Street]."<sup>1</sup>

By November 30, 1816, Henry H. Chapman (son-in-law of John Davidson) had purchased Lot 43 for \$97 and Lot 39 for \$350.<sup>2</sup> Full title of the land was not conveyed until 1819. As seen previously,

---

<sup>1</sup> Maryland Gazette, November 7, 1816.

<sup>2</sup> Chancery Court Records 99, Folio 539.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 8 Page 2

78-80 Charles Street  
name of property  
Annapolis, Maryland  
county and state

=====

the purchase price indicated the improvements on Lot 43, in this case the lack of improvements. Years later, in 1844, Chapman sold the property to George Wells, Jr.

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 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.

**Building History**

The portion of the plot where the building at 78-80 Charles Street was later erected was purchased in Theophilus Tunis from Alexander Randall in 1879. The lot, labeled Lot I in the Chancery Court Paper of George Wells, consisted of 160 feet fronting Charles Street and extended to Spa Creek. Together with other lots on Charles Street, Tunis retained ownership of the unimproved property for a number years. The property at 78-80 Charles Street was eventually subdivided and conveyed by Tunis to Henry Marshall Nash for \$610 in circa 1882. Upon purchasing the property, Marshall had the twin dwellings erected at the southwestern end of Charles Street with financial support provided by the Workingmans Building and Loan Association. The two dwellings were constructed as speculative housing by Nash, who was assessed \$800 for two frame dwellings. With a default in the mortgage, and Nash's death, the Workingmans Building and Loan Association received full title to the property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 8 Page 3

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====  
78 Charles Street

In 1890, 78 Charles Street was conveyed separately by the Workingmans Building and Loan Association to George Dodds for \$500. With the subsequent death of Dodds, the family conveyed title to the building to John H. Hamilton for \$822.

The 1900 census records document that 78 Charles Street was owned and occupied by African-American John Hamilton, his wife, and four children. Hamilton, born in 1859, worked as a messenger. Following his death sometime prior to 1910, Charlotte Hamilton continued to reside in the dwelling at 78 Charles Street, supporting her family by working as a laundress.

In 1924, the Hamilton family sold the property to Walter H. Hart. During the twenty years of ownership by Hart, who also owned numerous buildings on the northwest side of Charles Street, the building at 78 Charles Street was used as rental property. Hart's entire estate was transferred to the Mercantile Trust Company of Baltimore upon his death in the 1930s. Consequently, each of the Charles Street properties was sold individually, with 78 Charles Street conveyed in 1943 to Marlan and Helen Kirby for \$1,000. Within five years, the Kirbys transferred the title to Mary Kirby Johnson for life. Johnson utilized the building as rental property, leasing it in 1949 to Burton Clements, Burton Mason in 1954, Craven Chew in 1961, and Mary Mason in 1965. Title was returned in 1965 to Marlan and Helen Kirby, who, in 1968, conveyed title to daughter Sylvia H. McKinney.

In 1986, after another eighteen years as rental property, 78 Charles Street was conveyed by McKinney to Bruce H. Butterworth.

80 Charles Street

Despite the earlier conveyance of 78 Charles Street, 80 Charles Street continued to be owned and leased by the Workingmans Building and Loan Company until 1901. The 1900 census indicated the dwelling was occupied by African-American John Wallace and his family. Wallace, born in 1845, worked as a farm hand. Despite the sale of the property for \$650 to Reuben and Elizabeth Johnson in February 1901, the dwelling continued to be occupied by the Wallaces. The Johnson family owned and occupied the adjacent dwelling at 82 Charles Street, having inherited the property from Elizabeth Johnson.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

Section 8 Page 4

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====  
In 1904, ownership was transferred by Reuben Johnson to his daughter Clara A. Connor for \$650. Four years later, when Connor gained title of 82 Charles Street, the property at 80 Charles Street was transferred to her sister, Nannie E. Russell. The property remained in the Russell family for nearly seventy years. Initially leased to W.E. Brown, the building was home to the Russell family by the 1930s. In 1972, the heirs of Nannie Russell Tucker sold the building at 80 Charles Street to Roderick C. and Elisabeth S. McNeil. Within months, ownership changed twice, until John W.B. and Anna M. Gilbert purchased the dwelling. During this period, the building returned to its original use as rental property.

In March 1986, Bruce Butterworth purchased 80 Charles Street from then-owner Rocco A. Falvello.

78-80 Charles Street

Having purchased both 78 and 80 Charles Street within a period of two months in 1986, Butterworth began to extensively renovate the buildings. On the exterior, all windows and doors were replaced, the wood frame structure was reclad with new German siding and weatherboard, the one-story rear ells were enlarged to two-stories and decks were constructed, and the cornice of 80 Charles Street was replaced. The work was completed in 1989, with the buildings conveyed together for the first time to current owners, Mary J. and James C. Robinson. Each dwelling is individually leased as rental property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Industrial/Urban Dominance (1870-1930)  
Modern Period (1930-present)

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape Architecture, and  
Community Planning

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** DOMESTIC/Single Dwelling

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street  
name of property  
Annapolis, Maryland  
county and state

=====  
**Chain of Title for 78-80 Charles Street:**

- 1718: Lots 39 and 40 of parcel 32 surveyed for William Bladen  
Stoddert Notebook, Folio 42-43
- 1724: Thomas Bladen and Thomas Colmore (holds mortgage) to Daniel Dulany  
Land Records of Anne Arundel County,  
Liber SY 1 Folio 102
- 1781: Commissioners of Confiscated Property to David Lynn
- March 25, 1794: David Lynn to John Davidson
- October 1794: John Davidson devised to wife, Eleanor, and five children  
Chancery Court Papers, 1447
- 1796: Alexander C. Hanson, Chancellor, to William, Margaret, Mary and Samuel Davidson and Eleanor Harris  
Land Records of Anne Arundel County,  
Liber JG 4 Folio 255
- 1819: Louis Gassaway for heirs of John and Eleanor Davidson to Henry H. Chapman  
Land Records of Anne Arundel County,  
Liber WSG 6 Folio 197
- 1844: Henry H. Chapman to George Wells  
Land Records of Anne Arundel County,  
Liber WSG 27 Folio 215
- November 7, 1879: Alexander Randall for George Wells to Theophelius Tunis  
Land Records of Anne Arundel County,  
Liber SH 14 Folio 684

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====  
July 19, 1882:                   Theophelius Tunis to Archibald Raddick  
Sale canceled

circa 1882:                    Theophelius Tunis to Henry Marshall Nash

December 29, 1885:            Thomas McCullough, agent and attorney for  
the Workingmans Building and Loan  
Association, to Henry Marshall  
Release of 1882 Mortgage  
Land Records of Anne Arundel County,  
Liber SH 27 Folio 313

November 25, 1898:            Frank H. Stockett, attorney for Henry  
Marshall and C. Nash, to the Workingmans  
Building and Loan Association  
Land Records of Anne Arundel County,  
Liber GW 11 Folio 394

78 Charles Street

December 2, 1890:            John Ireland, Trustee for Workingmans  
Building and Loan Association and  
Elizabeth Raddick, to George Dodds  
Land Records of Anne Arundel County,  
Liber SH 38 Folio 116

April 20, 1903:              Anna Dodds, heir of George Dodds, to John  
H. Hamilton  
Land Records of Anne Arundel County,  
Liber GW 29 Folio 228

May 19, 1924:                George H. Hamilton, Ethel Hamilton, Water  
T. Hamilton, Miranda Hamilton Cohen,  
heirs of John H. Hamilton, to Walter H.  
Hart  
Land Records of Anne Arundel County,  
Liber WNW 92 Folio 360

February 17, 1943:            Mercantile Trust Company of Baltimore,  
executor for the estate of Walter H.  
Hart, deceased, to Marlan and Helen Kirby  
Land Records of Anne Arundel County,  
Liber JHH 274 Folio 318

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

- =====
- February 3, 1948: Marlan and Helen Kirby exchange for life to Mary Kirby Johnson, Trustee  
Land Records of Anne Arundel County,  
Liber JHH 454 Folio 242
- September 1, 1965: Mary Kirby Johnson, Trustee, to Marlan and Helen Kirby  
Land Records of Anne Arundel County,  
Liber LNP 1900 Folio 453
- May 15, 1968: Marlan Kirby to George B. Woelfel, Trustee  
Land Records of Anne Arundel County,  
Liber MSH 2168 Folio 411
- May 15, 1968: George B. Woelfel, Trustee for Marlan Kirby, to Sylvia H. McKinney and father, Marlan Kirby  
Land Records of Anne Arundel County,  
Liber MSH 2168 Folio 414
- May 16, 1986: Sylvia H. McKinney to Bruce H. Butterworth and Raymond P. Scherl  
Land Records of Anne Arundel County,  
Liber 4078 Folio 547
- May 23, 1989: Bruce H. Butterworth and Raymond P. Scherl to Mary J. and James C. Robinson  
Land Records of Anne Arundel County,  
Liber 4854 Folio 59

80 Charles Street

- February 19, 1901: Workingmans Building and Loan Association to Reuben and Elizabeth Johnson  
Land Records of Anne Arundel County,  
Liber GW 20 Folio 186
- July 19, 1904: Reuben and Elizabeth Johnson to Clara A. and John W. H. Conner  
Land Records of Anne Arundel County,  
Liber GW 37 Folio 139

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====

September 9, 1908: Clara A. and John W. H. Conner to Nannie E. Russell  
Land Records of Anne Arundel County,  
Liber GW 64 Folio 285

January 10, 1910: Nicholas H. Green, Trustee, to Nannie E. and John W. Russell  
Land Records of Anne Arundel County,  
Liber GW 74 Folio 238

March 13, 1911: Nannie E. Russell to John W. and Louise E. Russell  
Land Records of Anne Arundel County,  
Liber GW 85 Folio 145

September 15, 1927: John W. and Louise E. Russell to Charles H. and Minnie Wright  
Land Records of Anne Arundel County,  
Liber FSR 20 Folio 453

July 15, 1935: Eugene P. Childs, assignee for Charles H. and Minnie Wright, to Louise E. Russell  
Land Records of Anne Arundel County,  
Liber FAM 136 Folio 565

June 13, 1941: Louise E. Russell to Robinson Tucker and Nannie R. Tucker  
Land Records of Anne Arundel County,  
Liber JHH 238 Folio 155

May 15, 1972: James E. Tucker, Delores T. Nichols, and Cassandra E. Tucker, heirs of Robinson and Nannie R. Tucker, to Roderick C. and Elisabeth S. McNeil  
Land Records of Anne Arundel County,  
Liber MSH 2488 Folio 888

October 31, 1972: Roderick C. and Elisabeth S. McNeil to Angelo and Robert Donatelli  
Land Records of Anne Arundel County,  
Liber MSH 2542 Folio 672

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. AA-1724/AA-1725

78-80 Charles Street

name of property

Annapolis, Maryland

county and state

=====

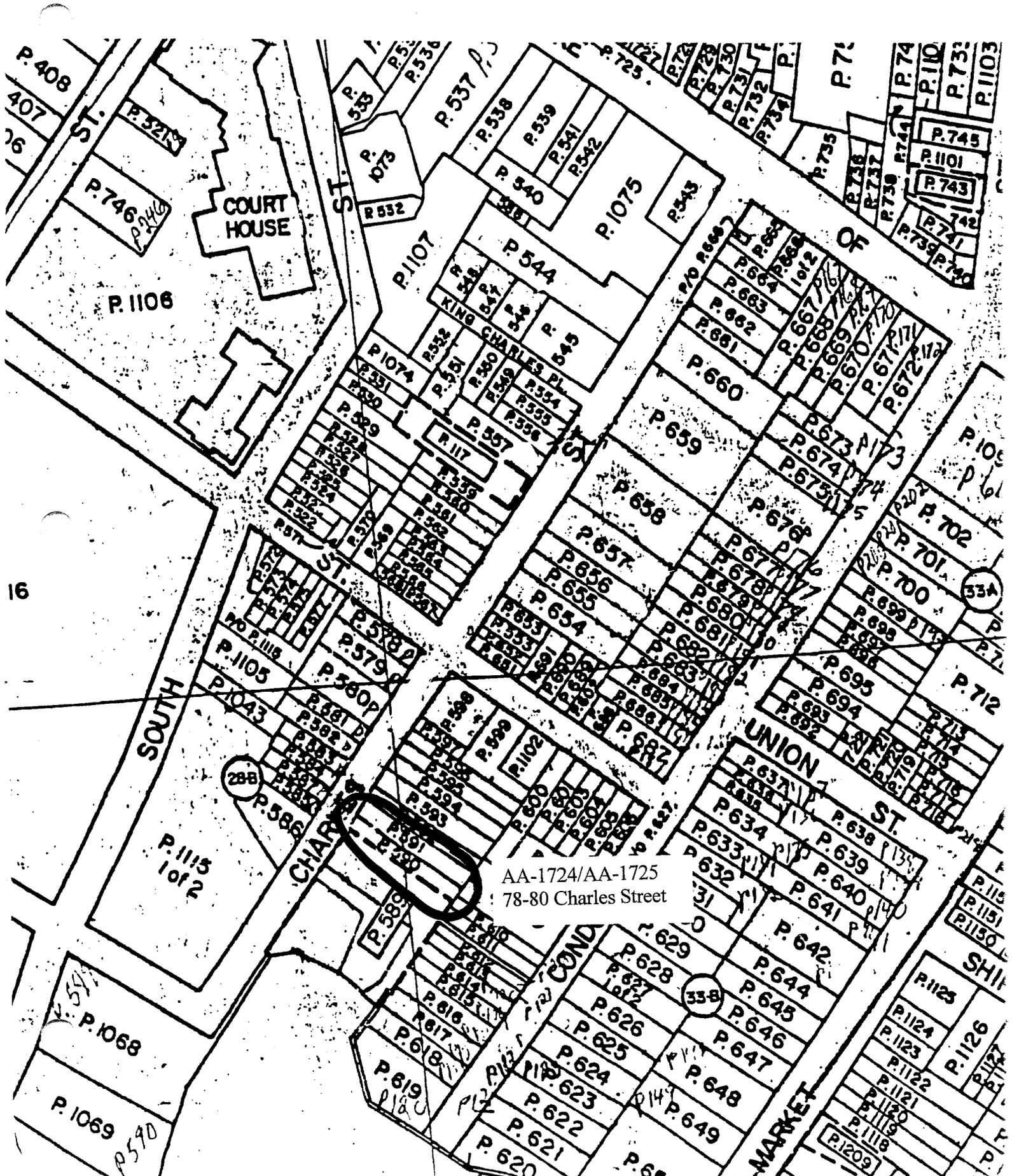
December 29, 1972: Angelo and Robert Donatelli to John W. B.  
and Anna M. Gilbert  
Land Records of Anne Arundel County,  
Liber MSH 2550 Folio 653

August 1, 1975: John W. B. and Anna M. Gilbert to Rocco  
A. Falvello  
Land Records of Anne Arundel County,  
Liber WGL 2610 Folio 463

March 3, 1986: Rocco A. Falvello to Bruce Butterworth  
Land Records of Anne Arundel County,  
Liber 4036 Folio 160

April 8, 1989: Bruce Butterworth and Raymond P. Scherl  
to Mary J. and James C. Robinson  
Land Records of Anne Arundel County,  
Liber 4822 Folio 205

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



AA-1724/AA-1725  
78-80 Charles Street

16



AA-1724/AA-1725

78-80 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

1/99

MD SHPO

WEST CORNER, LOOKING SOUTHEAST

1 OF 3



AA-1724/1725

78-80 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SE ELEVATION, LOOKING EAST

2 OF 3



AA-1724/1725

78-80 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

JUNE 1999

MD SHPO

SOUTH CORNER, LOOKING NORTH

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: <b>AA 1724</b>
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: (X)
THEME:
STYLE: Vernacular
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 78 Charles Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 90
OWNER: Sylvia McKinney ADDRESS: Bestgate Road Annapolis, MD 21401
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 (X) Concrete ( ) Concrete Block ( )
2. Wall Structure
  - A. Wood Frame: Post and Beam ( ) Balloon (X)
  - B. Wood Bearing Masonry: Brick ( ) Stone ( ) Concrete ( ) Concrete Block ( )
  - C. Iron ( ) D. Steel ( ) E. Other:
3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) 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 ( ) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys (X) Sheds ( ) Ells (X)  
 Wings ( ) Other: Stoop

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  
 Approximate Dimensions: 15 x 40

Entrance Location: Right

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

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

AA-1724

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Bracketed cornice; asbestos siding.

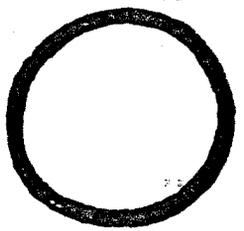
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Vernacular house of importance 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:

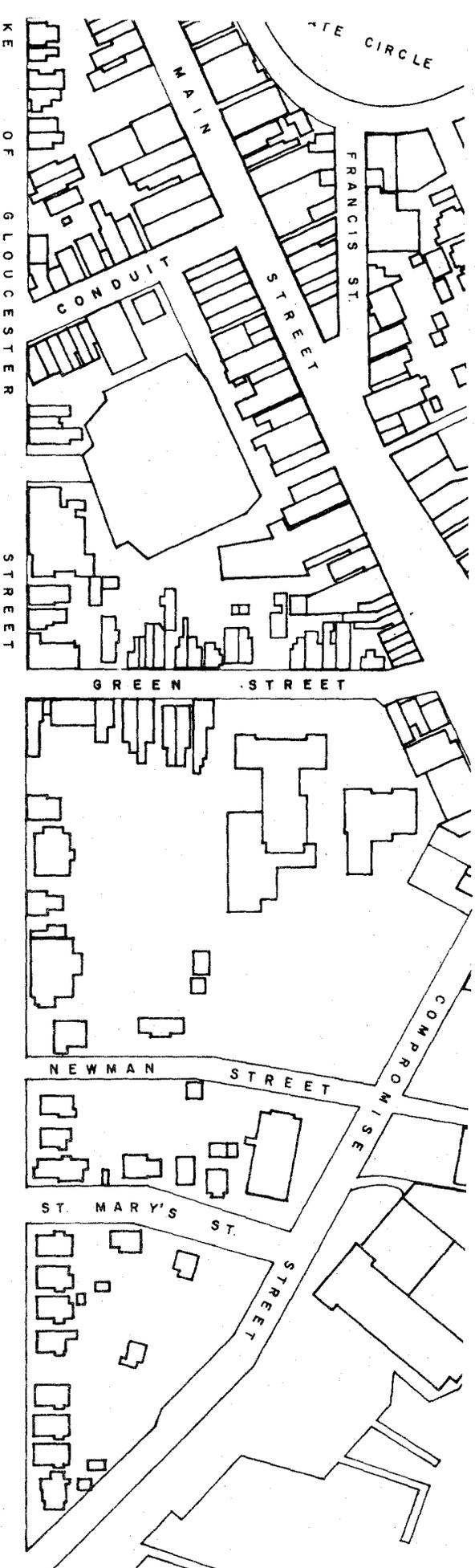
Russell Wright

ORGANIZATION:

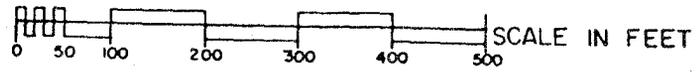
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1724  
ANNAPOLIS HIST. DIST.





78 Charles

AA 1724

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



78 Charles

AA 1724

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

COUNTY: Anne Arundel  
 TOWN: Annapolis  
 LOCATION: 80 Charles Street  
 COMMON NAME:  
 FUNCTIONAL TYPE: Res Map 32 Par 91  
 OWNER: Rocco A. Falvello  
 ADDRESS: 9510 Hale Street  
 Silver Spring, MD 20910  
 ACCESSIBILITY TO PUBLIC:  
 Yes (X) No ( ) Restricted ( )  
 LEVEL OF SIGNIFICANCE:  
 Local (✓) State ( ) National ( )

SURVEY NUMBER: AA 1725  
 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: (X)  
 THEME:  
 STYLE: Vernacular  
 DATE BUILT: 1885-1891 - Altered

GENERAL DESCRIPTION:  
 Structural System  
 1. Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )  
 2. Wall Structure  
 A. Wood Frame: Post and Beam ( ) Balloon (X)  
 B. Wood Bearing Masonry: Brick ( ) Stone ( ) Concrete ( ) Concrete Block ( )  
 C. Iron ( ) D. Steel ( ) E. Other:  
 3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
 Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle (X)  
 Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle ( )  
 Bonding Pattern: Other:  
 4. Roof Structure  
 A. Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )  
 B. Other:  
 5. Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle ( ) Sheet Metal (X)  
 Built Up ( ) Rolled ( ) Tile ( ) Other:  
 6. Engineering Structure:  
 7. Other:  
 Appendages: Porches (X) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys ( ) Sheds ( ) Ells ( )  
 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: 2  
 Approximate Dimensions: 20 x 40  
 Entrance Location: Left

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Later diamond shaped windows at attic level; transom lit door; full width porch with turned square columns and turned balusters; asphalt siding.

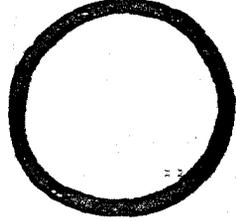
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Greatly altered Vernacular residence that could be of value to the streetscape if restored; part of a row of three.

REFERENCES:

MAP: (Indicate North In Circle)



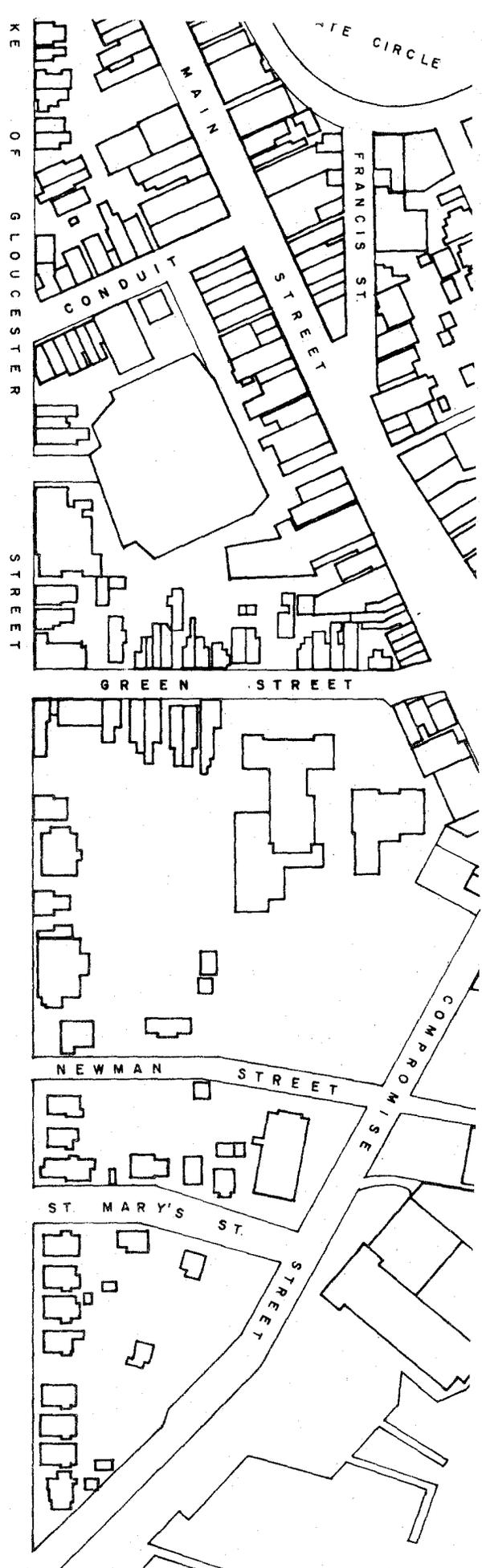
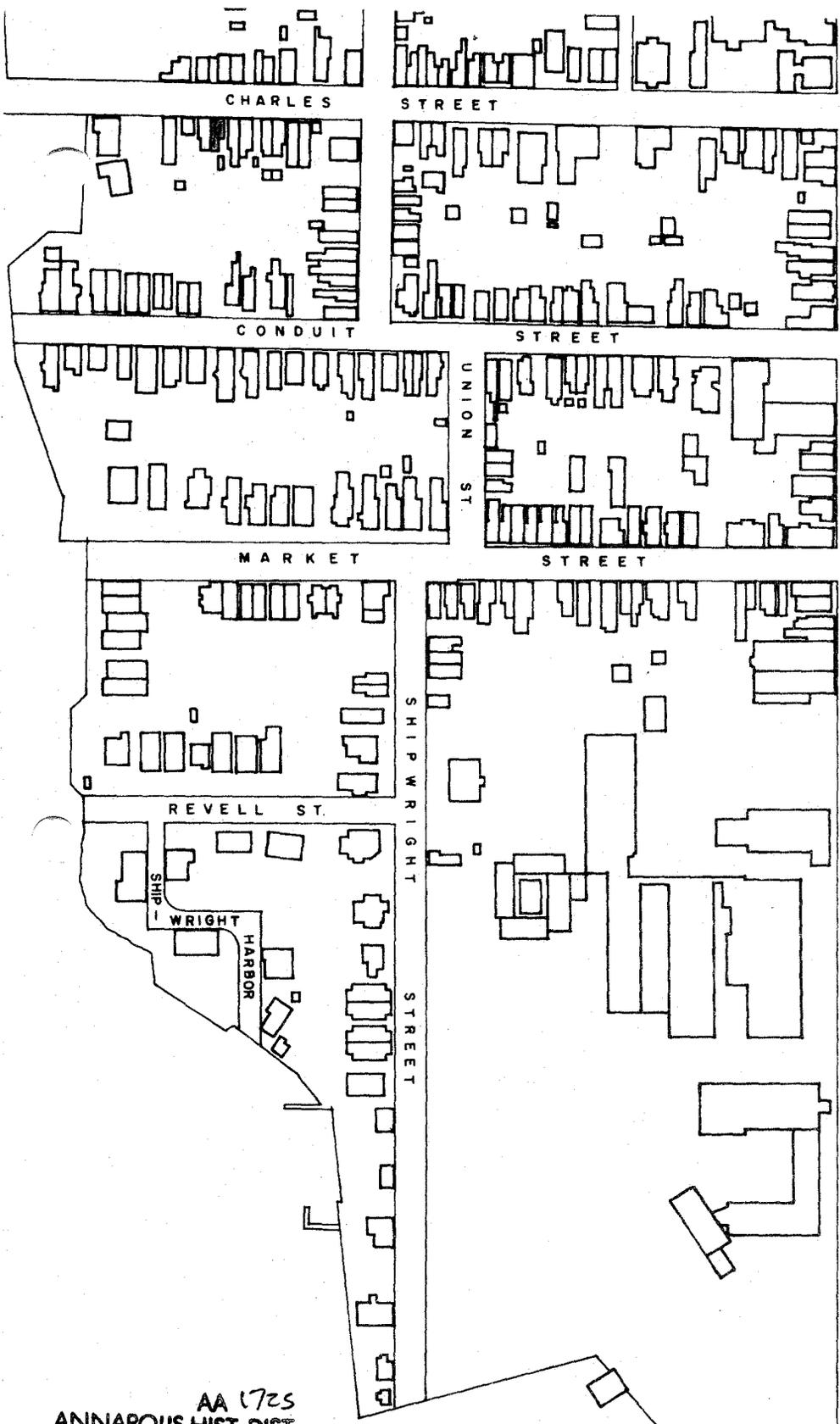
SURROUNDING ENVIRONMENT:

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

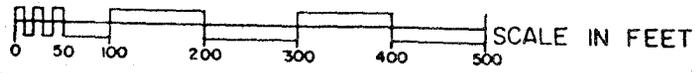
RECORDED BY: Russell Wright

ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug 1983



AA 1725  
ANNAPOLIS HIST. DIST.





80 Charles

AA 1725

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



80 Charles

AA 1725

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW

80 CHARLES

End Here

Scan One Time Only  
And  
Copy for Multiple Numbers

AA-1724

AND

AA-1725