

CH-519
Padgett House
Port Tobacco vic.
Private

circa 1890

Located on a 120-acre farm, the Padgett House stands as a good example of a turn-of-the-20th-century Vernacular farmhouse accompanied by surrounding agricultural outbuildings. The dwelling consists of a modified frame I-house, while the outbuildings, all dating to the first half of the 20th century, include two tobacco barns, a shed and a silo.

The Padgett House and outbuildings remain as an illustration of a typical Charles County farmstead of the turn of the 20th century. The modified I-house form and Victorian detailing of the dwelling along with the scattered pre-1950 farm buildings surrounding it are common features of late-19th and early 20th century farms in Charles County. The house was likely built for one of the Padgett family who owned the property from just after the Civil War until the early years of the 20th century.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-519

=====

1. Name of Property

=====

historic name Padgett House

Common/other name "Part of St. Johns"

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2. Location

=====

street & number 9635 Poor House Road not for publication

city or town Port Tobacco vicinity X state Maryland code MD

county Charles code 017 zip code 20677

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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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>5</u>	<u>0</u>		buildings
<u>0</u>	<u>0</u>		sites
<u>0</u>	<u>0</u>		structures
<u>0</u>	<u>0</u>		objects
<u>5</u>	<u>0</u>		Total

Is this property listed in the National Register?

Yes Name of Listing _____
No X

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURAL Processing/storage

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURAL Processing/storage

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7. Description
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Architectural Classification (Enter categories from instructions)

Vernacular Victorian

Materials (Enter categories from instructions)

foundation not visible
roof side gable: asphalt shingles
walls wood frame: asphalt sheeting (wood German siding
other beneath)

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
CONTINUATION SHEET

Inventory No. CH-519

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

ARCHITECTURE
AGRICULTURE

Period of Significance circa 1890

Significant Dates circa 1890

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

CH-519

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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.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property 120.4 acres

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

The property is designated as Parcel 1 on Map 42, Grid 12 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Padgett House has been associated with Parcel 1, Map 42 since its construction circa 1890.

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11. Form Prepared By

=====

name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date May 29, 1999
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

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12. Property Owner

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name Joseph E. & Veronica S. Burch
street & number 9505 Poor House Road telephone _____
city or town Port Tobacco state MD zip code 20677

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Section 7 Page 1

Padgett House
name of property
Charles County, Maryland
county and state

=====
Located on a 120-acre farm, the Padgett House stands as a good example of a turn-of-the-20th-century Vernacular farmhouse accompanied by surrounding agricultural outbuildings. The dwelling consists of a modified frame I-house, while the outbuildings, all dating to the first half of the 20th century, include two tobacco barns, a shed and a silo.

The house is located on the south side of Poor House Road approximately one mile north west of its intersection with Route 6, Port Tobacco Road. The property surrounding the house is scattered with mature trees and a dirt driveway accesses the house.

The house stands two stories in height and features asphalt-sheet cladding that has been added atop the original wood German siding. The facade is dominated by a 2-story projecting bay which is two bays in width. The building is only a single room deep and is adorned by a Victorian porch that extends across its full width. The porch features a half-hipped roof and turned wood posts decorated with scroll-sawn wood brackets. The remaining original windows throughout the house contain 2/2 wood sash which is surrounded by simple square-edged wood casings.

The asphalt shingled roof is pierced by two corbeled cap brick chimneys, and the open eaves contain exposed rafter tails. A single lunette window pierces the center of the front gable projecting bay.

The facade is organized into five bays, two of which consist of doorways. The main entrance is in the easternmost of the two, and is characterized by its panel-and-light wood door framed by sidelights and a transom. The second door, set two bays the west, holds another single panel-and-light wood door. The windows on the facade are significantly larger on the first story, than on the second. The second story is pierced by four windows, each containing a single 2/2 wood sash window. Two doors provide entry at the rear as well. They both contain single-leaf panel-and-light wood doors.

Several alterations have changed the dwelling's form. These include the enclosure of the rear porch, and the addition of a second-story bathroom at the rear. The cladding is more recent, as is the roofing material.

OUTBUILDINGS:

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Section 7 Page 2

Padgett House
name of property
Charles County, Maryland
county and state

=====
Four historic outbuildings accompany the dwelling on this site. Two of these are 1940s tobacco barns, while the other two are a grain storage silo and a garage/shed. One tobacco barn standing near Poor House Road, is characterized by its gambrel roof and vertical board cladding. The second barn has a front gable roof and vertical board siding, as well as a 1-story shed along its east wall.

The garage/shed building appears to date to the 1930s and is simply constructed with post-in-ground supports, a front gable roof, and vertical board siding. Next to the shed stands a small metal-clad grain silo. With a conical metal roof, the silo may date to the 1940s.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Section 8 Page 1

Padgett House
name of property
Charles County, Maryland
county and state

=====

The Padgett House and outbuildings remain as an illustration of a typical Charles County farmstead of the turn of the 20th century. The modified I-house form and Victorian detailing of the dwelling along with the scattered pre-1950 farm buildings surrounding it are common features of late-19th and early 20th century farms in Charles County. The house was likely built for one of the Padgett family who owned the property from just after the Civil War until the early years of the 20th century.

William W. Padgett purchased a portion of "St. John Enlarged" in 1866. In 1867, he devised a section to his son, William H. Padgett and his wife, Adelaide. By 1891, William W. Padgett (II.) had gained control of the 482-acre property, which at the time, was referred to as "Part of St. John's Enlarged," "Part of McConchie," "Springfield," "Part of Troops Rendezvous," "Part of Barne's Purchase," and "St. Thomas." It appears in a note within the 1891 deed, that in 1833, Richard Barnes, Esq. had these tracts surveyed.

It may have been William W. Padgett (II) who had the present house built shortly after he acquired it in 1891. However, he would not long occupy the house, for in 1903, following a equity case brought by Joseph H., James T., and Elizabeth Padgett against the administrators of William W. Padgett (I), deceased, the property was ordered sold at auction. The 482 acres brought \$1000 from J. Benjamin Mattingly, a local real estate speculator.

Mattingly divided the property and sold 155 acres of it, known as "Part of St. John's," to Ataway H. Oliver for \$900 in 1903. Oliver died shortly after, leaving this tract to Albert E. Willett. Willett sold the same to Joseph H. Bateman in 1908. Bateman's heirs sold his property to Joseph & Jennie Burch in 1936. The present owners acquired the property from Jennie Burch in 1964.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Padgett House
name of property
Charles County, Maryland
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

AGRICULTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURAL/Processing/storage

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Padgett House
name of property
Charles County, Maryland
county and state

=====

"St Johns"
482 acres, 2 roods, 7 perches
Charles County Land Records
Liber BGS 13 Folio 494

September 28, 1903: J. Ben Mattingly et al to Ataway H. Oliver
\$900.00, 155 Acres
"Part of St. Johns"
Charles County Land Records
Liber BGS 14 Folio 368

Date unknown: Will of Ataway H. Oliver
Land to Albert E. Willett

August 24, 1908: Albert E. Willett, widower to Joseph H. Bateman
\$750.00
1st Election District
"Part of St. Johns" 155+/- Acres
south of County Road from Port Tobacco to Pisgah
Charles County Land Records
Liber FDM 19 Folio 342

April 2, 1921: Albert E. Willet to Joseph H. Bateman
Confirmatory deed
Charles County Land Records
Liber WMA 37 Folio 666

April 16, 1936: Etta Willet Bateman, widow, et al.
to Joseph S. & Jennie G. Burch
155 acres
Charles County Land Records
Liber WMA 62 Folio 495

March 13, 1964: Jenny G. Burch, widow to Joseph E. & Mary Veronica Burch (wife)
120.4 Acres
subject to life estate
Charles County Land Records
Liber 168 Folio 41

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-519

Padgett House
name of property
Charles County, Maryland
county and state

=====
Chain of Title:

March 3, 1866: Thomas J. Stewart, Sheriff to
William W. Padgett
Charles County Land Records
Liber GAH 1 Folio 114

April 27, 1867: William W. Padgett to Adelaide R. &
William H. Padgett
Charles County Land Records
Liber GAH 1 Folio 260

August 27, 1891: William W. Padgett, Samuel C.
Padgett, Samuel C. Padgett,
surviving Admin. of the estate of
Jonathan F. Padgett, Percival
Padgett & others to William W.
Padgett
Part of St. Johns / part of Troops
Rendezvous
479 Acres
Part of St. Johns Enlarged/ Part of
McConchie, Springfield, Part of
Troops Rendezvous/ part of Barne's
Purchase & St. Thomas
survey - requested by Richard
Barnes, Esq. (September 3, 1833)
Charles County Land Records
Liber JST 4 Folio 281

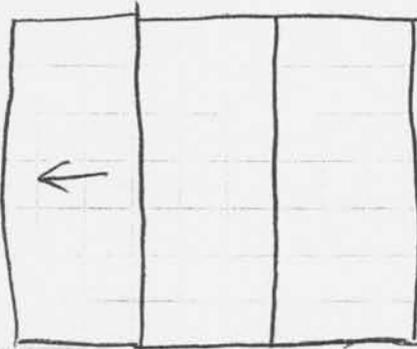
January 5, 1903: L. Allison Wilmer, Trustee to J.
Benjamin Mattingly
decree of circuit court August 13,
1903 (Percival Padgett & L. Allison
Wilmer, admin.s of William W.
Padgett vs. Joseph H. Padgett, et
al.
Wilmer appointed to sell November
25, 1903 sale
\$1000.00 Known as Part of St. Johns
Enlarged, Part of McConchie
"Springfield", Part of Troops
Rendezvous, Part of Barnes Purchase
& St. Thomas
Certain tract now commonly known as

RESOURCE SKETCH MAP

4/99

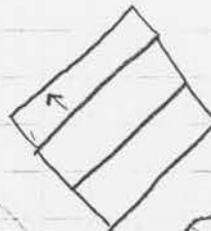
PADGETT HOUSE
CHARLES COUNTY, MD
9635 Poor House Road
Port Tobacco vic.

CH-519

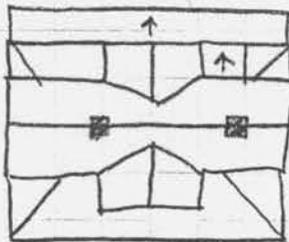


Tobacco
Barn
(H)

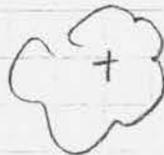
Wooded



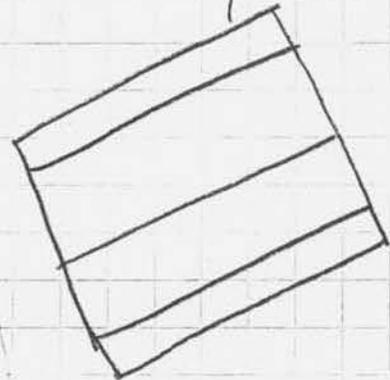
Silo
(H)



dwelling

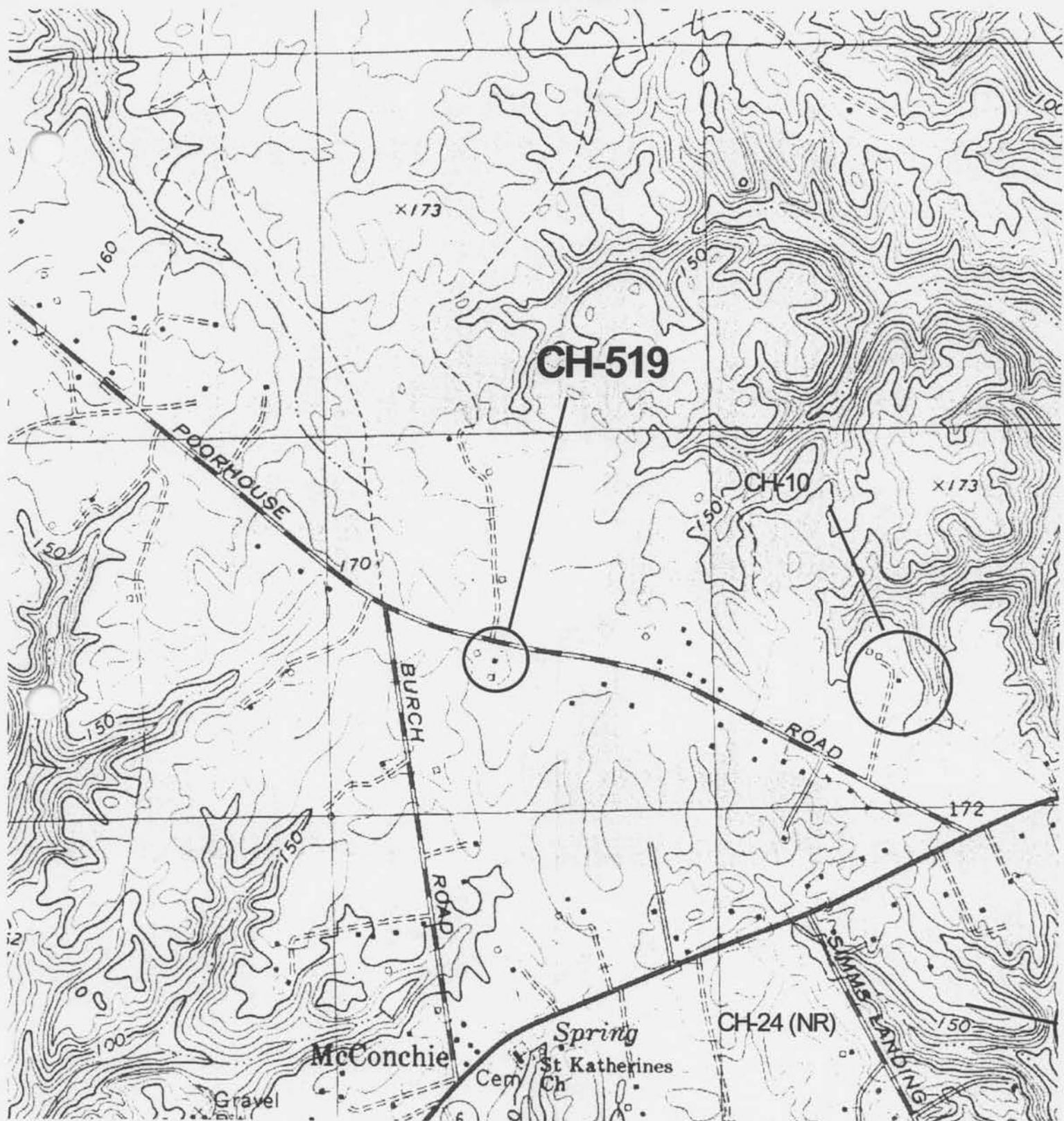


Tobacco
Barn (H)



To Poor House
Road





Padgett House
Charles County, MD

CH-519

PORT TOBACCO, MD QUAD



CH-519

PADGETT HOUSE

CHARLES COUNTY, MD

K.G. SMITH

4/99

MARYLAND SHPO

FACADE - LOOKING SOUTH

1 OF 4



CH-519

PADGETT HOUSE

CHARLES COUNTY, MD

K.G. SMITH

4/99

MARYLAND SHPO

LOOKING NE

2 OF 4



CH-519

PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH

4/99

MARYLAND SHPO

TOBACCO BARN - LOOKING WEST

3 OF 4



CH-519
PADGETT HOUSE
CHARLES COUNTY, MD
K.G. SMITH

4/99

MARYLAND SHPO
L TO R: TOBACCO BARN, GARAGE, SILO
4 OF 4 LOOKING SOUTH