

K-330

V8 Baldwin Apartments  
Chestertown  
private

c. 1870

The Baldwin Apartments building is one of several vernacular mid-nineteenth century brick dwellings in Chestertown and, like most, is trimmed with the familiar and popular Greek Revival features. It was built for Richard Hymson, and according to local historian Fred Usilton in his Chestertown: Gem City on the Chesapeake (c. 1900), was considered one of the town's most fashionable additions when it was built.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

K-330

AND/OR COMMON

Baldwin Apartments

~~K-8~~

2 LOCATION

STREET & NUMBER

105 Water Street

CITY, TOWN

Chestertown

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

COUNTY

Kent

Maryland

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES RESTRICTED
- YES UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: apts

4 OWNER OF PROPERTY

NAME

George and Esther Baldwin

Telephone #: 778 0622

STREET & NUMBER

Morgnac

CITY, TOWN

Chestertown

\_\_\_ VICINITY OF

STATE, zip code  
Maryland 21620

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Office of the County Clerk

Liber #: EHP 44

Folio #: 305

STREET & NUMBER

Kent County Court House

CITY, TOWN

Chestertown

STATE  
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

none

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

K-330

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This building is on the southeast (river) side of Water Street between Maple and High Streets in Chestertown and is set close to the street and to its neighbors on both sides. It occupies most of Water Lot 13 on the Original Plot of Chestertown.

*mid-nineteenth Century*

*with Greek Revival trim*

It is a 3-story brick ~~Greek Revival~~ style building, 3 bays wide and 2 deep, with a flat or very low hip roof, invisible from the street. There is a continuous brick addition to the rear that has its own distinct cornice.

There is a Greek Revival entrance portico in the middle bay of the facade that has two pairs of square columns across the front and two half-pillars against the facade. The base of the porch is brick, and it is mounted from either side by wood steps. There are wood turned balusters across the front. There is a double-door which is paneled with semi-circular arched panels in the top section and square panels below. There are 3-pane sidelights on either side and a 4-pane transom above. The doors are framed by pilasters topped by scroll brackets. The cornice has brackets with ornamental pendants, and the roof is flat.

The brickwork is laid in common bond. The basement windows have flat arches. Both windows on the first story and all three on the second have limestone sills and window hoods supported by scroll brackets. The middle window on the second story has sash sidelights and double brackets supporting its hood, similar to the corresponding window (front and rear) on the Whitsitt house down the block (201 Front). The windows are all double hung sash and decrease in size from the first to the third story. First and second story windows are 6/6, those on the third are 2/2, and all have louvered shutters.

The main cornice is very deep and is supported by over-sized ornate brackets with ornamental pendants and with rosettes on their faces. The fascia board extends down over the lintils of the third story windows.

The southwest (right) elevation has two windows on each story and an additional small 1/1 window on the third story in the front corner. The two main third story windows appear to be the only original windows on this elevation: there is new brickwork around all other windows on all three floors. The first and second story windows have flat arches.

The Northeast (left) elevation has the same window arrangement as the southwest, but lacks the extra window on the third story.

The large addition section has a variety of windows, built to accommodate the various apartments it contains. It has a plain box cornice. At least the southwest half of part of it was built before 1877, as it shows on the 1877 Map of Chestertown.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**R SIGNIFICANCE**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1870's BUILDER/ARCHITECT "Richard Hynson's father"

STATEMENT OF SIGNIFICANCE ~~This is an attractive 19th c "vernacular" town dwelling, trimmed as the architectural significance of this house is diminished somewhat by the fact that it was built some 20-30 years after the period of its style's ascendance and by the fact that its shape is marred by the large addition to the rear. Its history has some interest insofar as it is linked with that of River House next door. There are many Chester town houses of this middle century, like the one, built by R.P. Perkins.~~

\* → The land that lies between 103 Water Street and 109 Water Street, most of Water Lots 12 and 13, that is now occupied by River House and 105, came into the nineteenth century with just River House on it and in the hands of Peregrine Leatherbury. Leatherbury left the property to his daughter, Mary, who married Dr. George Washington Thomas. She left the property with River House on it, to Peregrine Leatherbury Wickes, her nephew, who sold it to his brother, Ezekial L. Wickes for \$4000. Ezekial died and the property came into dispute. It was sold off by Joseph A. Wickes, as Trustee, to William H. Meeteer (Dr.) for \$4525 in 1867.

That sale included River House and the rest of the river property--equivalent to nearly another full river lot. It also included 1 1/2 lots across the street, Town Lot 13 and the southwestern half of 14. There were no substantial dwellings on either 13 or the moiety of 14. (Meeteer had already bought the other half 14 from the Perkins in 1863 with 110 Water Street on it.) Meeteer soon sold off everything on the river side of the street and all of 13 and most of that part of 14 he'd bought from the Wickes estate to Richard Hynson in 1870. He kept a small piece of the southwestern half of 14 and the northeastern half with 110 Water on it for his office and residence.

Hynson had 105 built next to River House (by his father, Fred Usilton tells us in Chestertown: Gem City on the Chester) and then sold off River House to M.E. Brown in 1877. We pickup this information from several supportive sources: the deed of the sale of River House to Brown refers to its "joining the residence of Richard Hynson and the property of Colonel Edward Wilkins" (109 Water Street); the Map of Chestertown (1877) shows us 105 Water Street in its present location with Hynson's name on it; and there are a sentence or two from Usilton, though without any date.

The subsequent history of the house is of less interest and involves the transformation of Hynson's "handsome new residence" into a rental property.

\* This is an attractive nineteenth century "vernacular" town dwelling, trimmed as are many of the mid-century Chester town houses, with Greek Revival features.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 5130 square feet

**VERBAL BOUNDARY DESCRIPTION** Beginning on the southeasterly side of Front Street at a point distant northeasterly from the southeast corner of High and Front Streets 280.5 feet; thence running along the said southeasterly side of Front Street a distance of 47 feet, 7 inches to the line of the land of Elizabeth G. Brown; thence at right angles to the said southeasterly line of Front Street and along the line of the said E.G. Brown for a distance of 108 feet, more or less, to the mean high water line of Chester River; thence along Chester River and in a southwesterly direction a distance of 47 feet, 7 inches to the line of the lands of A. Sidney Turner and Vera J. Turner; thence along said Turner lands

and on a line at right angles to the southeasterly side of Front Street a distance of 108 feet, more or less, to the place of beginning, containing 5130 square feet of land m/l.

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Robert Neill Historic Site Surveyor

ORGANIZATION

Maryland Historical Trust/ Town of Chestertown

DATE

April, 1976

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## Summary of Title Search: 105 Water Street

Richard Gresham Smyth to Peregrine Leatherbury FF 7 182 (1787) \$1200  
 All of Water Lots 12 and 13 including (probably) River House

Peregrine Leatherbury to Mary S. Thomas (h's daughter) Wills Liber 8 107 (1801)

Mary S. Thomas to Peregrine Leatherbury Wickes (nephew) Wills JFB 1 305 (1849)

Peregrine L. Wickes to Ezekial Wickes JKH 1 775 (1860) \$4000

Joseph A. Wickes, Trustee for Estate of Wickes to William H. Meeteer JKH9 453 (1867) \$4525  
 (River House, rest of Water lot 13, Town Lot 13 and half of 14)

William H. Meeteer to Richard Hynson DCB 5 371 (1870) recorded in 1879 \$4000  
 (Meeteer retains part of the half of 14 he bought from the Wickes)

△ Hynson sells off River House to M.E. Brown in 1877 for \$3250 DCB 3 390  
 (Deed Mentions 105)

Richard Hynson to Caroline Hynson Wills TRS 1 40 (1883)

Caroline Hynson wills 105 to her daughter, Augusta Slay with the provision that if she declines it, it shall be sold and the proceeds divided among several legatees. If Augusta Slay accepts it, it is hers for the life of her and her husband and then sold off.  
 Wills JRC 1 294 (1908)

Hynson heirs to George W. Baldwin RAS 4 270 (1929) Highest Bid. \$6000

George W. Baldwin to Ernest Cookerly and back again to secure title. EHP 44 305/309 (1972)

K-330 1503162504

Form 10-445 (5/62)

1. STATE Maryland  
 COUNTY Kent  
 TOWN Chestertown VICINITY  
 STREET NO. 105 Water Street

ORIGINAL OWNER Richard Hyson  
 ORIGINAL USE dwelling  
 PRESENT OWNER Geo. W. Baldwin  
 PRESENT USE apartments  
 WALL CONSTRUCTION brick  
 NO. OF STORIES 3

HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY

K-376

2. NAME 105 Water Street

DATE OR PERIOD C. 1871  
 STYLE Victorian  
 ARCHITECT  
 BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No

5. PHYSICAL CONDITION OF STRUCTURE Endangered ND Interior Exterior fair



6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER  
Michael Bourne

DATE OF RECORD 11/4/70

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

K-330

Chain of Title  
105 Water Street  
Kent County Courthouse  
Chestertown

Deed RAS 4/270

January 2, 1930

to George W. Baldwin & wife

from R. Hynson Rogers, et al.

\$6,000

Beginning for the same on the South Easterly side of Front Street at a point distant North Easterly from the South East corner of High and Front Streets, 280.5 feet, thence running along the said southeasterly side of said Front Street, a distance of 47 feet 7 inches.

Land Records RAS 4/153

November 1, 1929

to S. Scott Beck

from Helen H. Kramer et al.

to sell  
her share of property on Water Street

Deed RAS 3/308

May 10, 1929

1/2 - to Mary Rogers Henry & R. Hynson Rogers  
1/2 - to Caroline Hynson Stollenwerch, Helen Hynson Kramer,  
Hynson, Alice Hynson Warner, & Mary Rogers Hynson

Eugenia

from Mary E. Slay

lot +  
including other parcels of ground

K-330

Deed DCB 5/371

Sept. 21, 1870  
Rec. Dec. 6, 1879

to Richard Hynson

from William H. Meeteer & wife

See Denton-Weeks House file

(This includes parts of water lots 12 & 13 -- but, Denton-Weeks lot & house is sold off -- see DCB 3/390 -- & the Hynsons keep only a small portion.)

Hynson builds the present brick house, 105 Front Street.

K-330

N

CEMETERY

VITA FOODS

FOODS (NEW) FARM

COUNTY

PENNSYLVANIA RAILROAD

KENT

LYNCHBURG

POPLAR RD

STREET ST

PROSPECT

WASHINGTON COLLEGE

AVENUE

AVENUE

MORGNEC

STREET

ELM STREET

GREENWOOD

VALLEY

STREET

CAMPUS

COLLEGE

PINE

STREET

STREET

STREET

STREET

MT. VERNON

WASHINGTON

U.S. 213

BROWN VIEW RD

STREET

SCHOOL

MILL

KENT

CALVERT

STREET

WASHINGTON

TERRACE

RIVER

SCHOOL STREET

SCHOOL AVENUE

SPRING ST.

PHILOSOPHERS

KENT

BYFORD DRIVE

WALDO DRIVE

DAVID DRIVE

BARROLL DRIVE

CROSS

ROW

STREET

PARK COURT ST.

CHURCH ST.

AVENUE

STREET

BYFORD COURT

TWILLEY LANE QUEEN

CANNON

HIGH

STREET

MAPLE

RIVERSIDE TERRACE

WATER

14380

U.S. 213

River

Chester



K-330  
Baldwin Apartments  
105 Water St.  
Chestertown  
Chestertown Quad.  
Kent County





K-330 Baldwin Apts.

105 Water

1/77 W+J



K-330 Baldwin Apts. AS Water

1/77 W