

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes    
no

Property Name: Bailey's Hotel Inventory Number: K-638

Address: 201 Sassafras Street (MD 313) SW corner of Sassafras and Cypress streets (MD 313 & MD 291) Historic district:  yes  no

City: Millington Zip Code: 21651 County: Kent

USGS Quadrangle(s): Millington

Property Owner: Romancoke Properties, LLC Tax Account ID Number: 01-003488

Tax Map Parcel Number(s): 0117 Tax Map Number: 0400

Project: Sidewalk ADA Retrofits - D2 - Millington Agency: Maryland State Highway Administration

Agency Prepared By: Maryland State Highway Administration

Preparer's Name: Matt Manning Date Prepared: 12/07/2012

Documentation is presented in: Project Review and Compliance Files

Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

*Complete if the property is a contributing or non-contributing resource to a NR district/property:*

Name of the District/Property: Millington Survey District

Inventory Number: K-684 Eligible:  yes Listed:  yes

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Bailey's Hotel is a three-bay by four-bay building located on the southwest corner of Cypress and Sassafras streets in Millington. Including its flared mansard roof, the building is three stories tall. The building fronts a concrete sidewalk and street parking along Sassafras Street. A two-level porch marks the facade along Sassafras Street. Brick pavers are located adjacent to the building, beneath the porch. At its north elevation, a narrow grass strip separates the building from the concrete sidewalk along Cypress Street. A rear yard/driveway, partially paved with asphalt, provides access from Cypress Street to the property's west side.

The property was listed in the Maryland Inventory of Historic Properties in 1986; since that time, the original hotel has been subject to further alterations. Vinyl siding has been applied to the entire building, obscuring a frieze beneath the mansard roof and covering the all the original window surrounds. A non-original corner vestibule has been removed, and a paneled metal door with nine-light upper-half glazing now occupies the building's northeast corner. At the facade, the central entrance's original door has been removed and replaced by a smaller, half-glazed paneled metal door; the doorway has been reframed to fit the smaller door. A three-light transom and two-light sidelights surround the entrance. The main section appears to retain most of its original one-over-one windows; these are covered by aluminum storm windows. The west (rear) wing windows have been replaced by vinyl-clad one-over-one units.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

MHT Comments: *Contributes to NR-eligible Millington HD (K-684); may also be eligible individually.*

*[Signature]* 1/14/13  
Reviewer, Office of Preservation Services Date

*[Signature]* 1/14/13  
Reviewer, National Register Program Date

Bailey's Hotel was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C.

Bailey's Hotel is an early twentieth-century commercial building that demonstrates Second Empire-style influences; the building has undergone repeated alterations. Bailey's Hotel was constructed after the establishment of Millington as a rural crossroads community and market center, and research did not identify significant associations with events of local, state, or national importance; Bailey's Hotel is therefore not eligible for the NRHP under Criterion A. Research conducted as part of this study did not reveal associations with persons significant in the past, and the property is not eligible for the NRHP under Criterion B. Since its construction after 1904, Bailey's Hotel has been modified by later additions and the loss of original material. Bay windows have been removed from the facade, and vinyl siding covers the original wood clapboard and ornamental details; a non-original door was added to the facade's south end, and original entrances have been replaced. Collectively, these changes have compromised the Bailey Hotel's integrity of design, materials, workmanship, and feeling. Bailey's Hotel lacks integrity and is not a significant architectural example of an early twentieth-century commercial building. As a result, it is not eligible for the NRHP under Criterion C. NRHP Criterion D was not included in this study.

Based on the evaluated Criteria, Bailey's Hotel is not individually eligible for listing in the NRHP. Although not individually eligible, the property remains a contributing component of the Millington Survey District (K-684), which MHT determined eligible for the NRHP in 1998.

The boundary for the property encompasses 0.1 acres (4,256 sf) and is confined to the current property tax parcel which is found on Kent County Tax Map 400, Parcel 117 (2012).

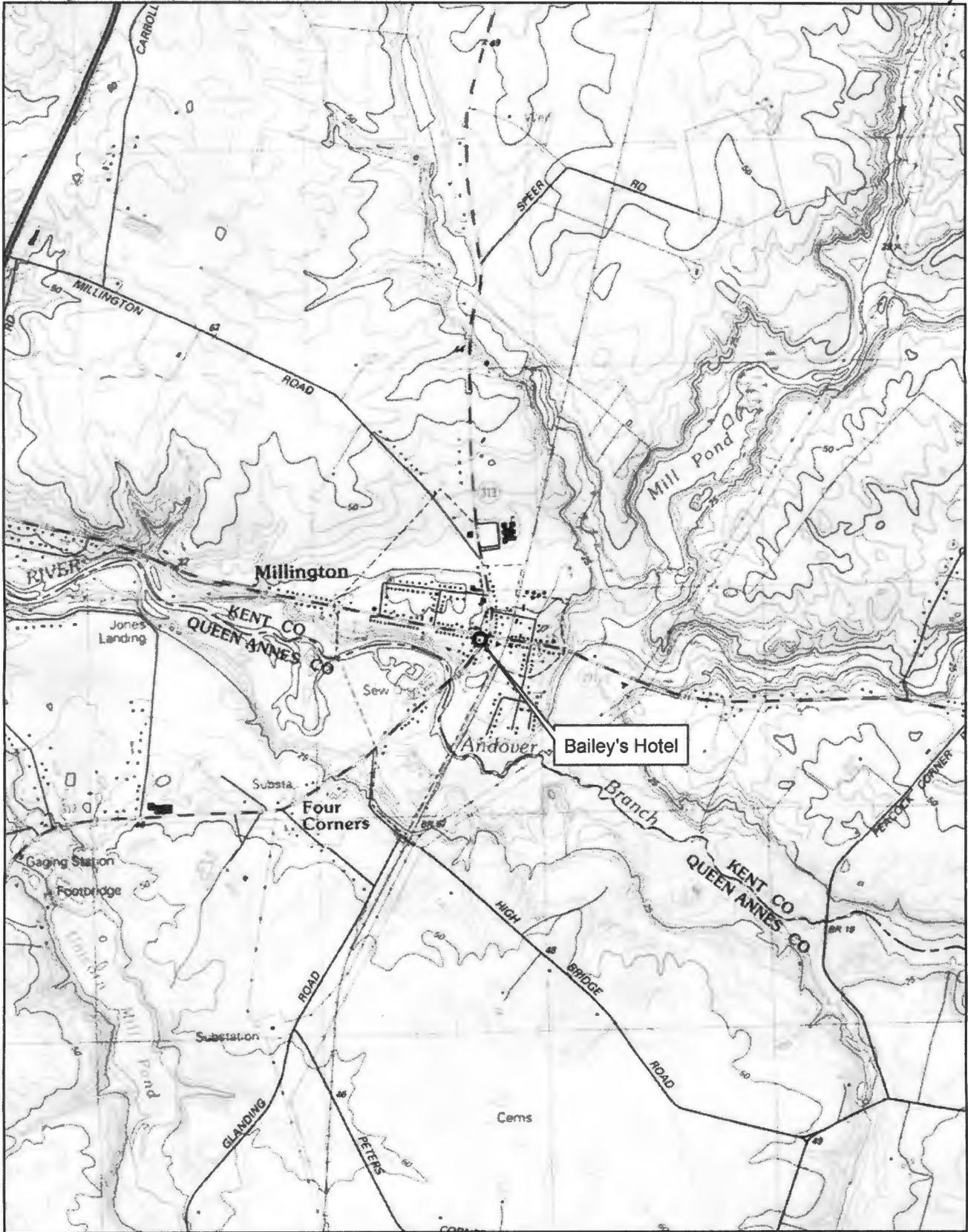
**Works Consulted**

Suffness, Rita. "Millington Survey District (K-684)." State Historic Sites Inventory Form. Maryland Historical Trust, 1998.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended _____	Eligibility not recommended _____
Criteria:    ___ A    ___ B    ___ C    ___ D	Considerations:    ___ A    ___ B    ___ C    ___ D    ___ E    ___ F    ___ G
<b>MHT Comments:</b>	
_____	_____
<b>Reviewer, Office of Preservation Services</b>	<b>Date</b>
_____	_____
<b>Reviewer, National Register Program</b>	<b>Date</b>

Bailey's Hotel (K-638)

201 Sassafras Street - Kent County



USGS 7.5' Quadrangle - Millington  
1:24,000







K-638

Bailey's Hotel

Kent Co. MD

M. Manning

12/4/2012

View SW from Cypress Street / Sassafras St.

1/5



K-638

Bailey's Hotel

Kent Co. MD

M. Manning

12/4/2012

East facade from Sassafras Street

2/5



K-638

Baileys Hotel

Kent Co. MD

M. Manning

12/4/2012

North and west (rear) elevations from Cypress St.

3/5



K-638

Baileys Hotel

Kent. Co. MD

M. Manning

12/4/2012

View south along porch from Cypress Street

4/5



K-638

Baileys Hotel

Kent Co. MD

M. Manning

12/4/2012

View north along porch from Sassafras Street

5/5

K-638

Circa 1905

Bailey's Hotel

Millington

Private

Bailey's Hotel, facing Sassafras Street at the crossroads in Millington, was built to replace the previous hotel that burned in the great Millington fire of 1904. Three storeys tall under a straight mansard roof that is flared slightly at the eaves, it is about 38 feet wide by 40 feet deep. It has a much lower two-storey rear wing that is about 20 feet wide (north-south) and 16-1/2 feet deep for the proprietor; it is two bays wide and two deep. Originally the main, east facade was three bays wide on all three levels, with openings aligned from storey to storey, but a door recently was added on the first storey. The north side is four bays deep on all storeys, with alignment everywhere except with the east bay of the first storey. The northeast corner of the first storey originally was cut out for entry either to commercial space or the hotel's office-lobby, but it recently has been boxed in. A handsome bracketed two-storey porch spans the east facade and wraps slightly around the north side. Both the main hotel building and the wing are covered with horizontal, lapped weatherboard. The lower roof slope and dormer cheeks are covered by metal sheets pressed to resemble shingles. The style is vernacular late Victorian with mansard roof. During its early years the hotel thrived, with many patrons being "drummers" (traveling salesmen) arriving on the trains to promote their wares among local businesses. The hotel is a rare use in the county of a mansard roof, borrowed from the French Second Empire Style. It enables almost full use of third-level space, which does not seem attic-like. The six-bay, two-storey east porch that wraps around the northeast corner dresses up what otherwise would have been a very plain building.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic Bailey's Hotel (preferred); Central Hotel

and/or common \_\_\_\_\_

## 2. Location

street & number Sassafras Street (MD 313) & Cypress St (MD 291) 3/21/94  
not for publication

city, town Millington \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district \_\_\_\_\_

state Maryland \_\_\_\_\_ county Kent

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Mr. & Mrs. Donald L. Raleigh

street & number P.O. Box L telephone no.: 928-3555

city, town Millington state and zip code Maryland 21651

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Kent County Courthouse liber EHP 158

street & number Cross Street folio 337

city, town Chestertown state Maryland

## 6. Representation in Existing Historical Surveys NONE

title \_\_\_\_\_

date \_\_\_\_\_  federal  state  county  local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

# 7. Description

Survey No. K-638

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<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 of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The old frame Bailey's Hotel building in Millington is at the crossroads of Cypress Street and Sassafras Street, on the southwest corner. It faces east, toward Sassafras Street. Three storeys tall under a straight mansard roof that is flared slightly at the eaves, it is about 38 feet wide by 40 feet deep. It has a much lower two-storey rear wing that is about 20 feet wide (north-south) and 16-1/2 feet deep for the proprietor; it is two bays wide and two deep. Originally the main, east facade was three bays wide on all three levels, with openings aligned from storey to storey, but a door recently was added on the first storey. The north side is four bays deep on all storeys, with alignment everywhere except with the east bay of the first storey. The northeast corner of the first storey originally was cut out for entry either to commercial space or the hotel's office-lobby, but it recently has been boxed in. A handsome bracketed two-storey porch spans the east facade and wraps slightly around the north side. Both the main hotel building and the wing are covered with horizontal, lapped weatherboard. The lower roof slope is covered by metal sheets pressed to resemble shingles. The style is vernacular late Victorian with mansard roof.

(Continued)

# 8. Significance

Survey No. K-638

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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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** Circa 1905 **Builder/Architect**

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check: Applicable Criteria:  A  B  C  D  
and/or  
Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

Bailey's Hotel, so-named for its long-time proprietor, John E. Bailey but officially designated as the Central Hotel, has been an important building at the main crossroads in Millington since it was rebuilt after the 1904 fire that destroyed the previous Bailey's Hotel and the entire crossroads area. Especially when the railroad thrived, before widespread use of the automobile, the hotel served rail passengers, for Millington had a station on the Kent & Queen Anne rail line. "Drummers" (or traveling salesmen) were especially numerous as hotel patrons during the early part of the century, not only of this hotel but of the other one located at the crossroads. Architecturally, the hotel is an interesting building that combines a mansard roof borrowed from the French Second Empire Style with common Victorian catalogue parts, a popular Colonial Revival balustrade, and plain Kent County carpenter-made trim of the period. Second Empire styling came late to Kent County. It began to be used elsewhere during the post-Civil War period, especially at first for large, public buildings during Grant's administration as president (thus getting the moniker "the General Grant Style"). But it was not until about the turn of the twentieth century that a few Kent County buildings were built with mansard roofs, and most of those were in Chestertown. A few old buildings were remodeled by converting a 2 or 2-1/2 storey building to three full storeys by application of a mansard roof. It is easy to see why building a mansard roof might appeal to a hotel owner, for it was a way to make almost full use of third storey space without creating a terribly tall building. There was no wasted attic space. The six-bay, two-storey porch that wraps around the northeast corner dresses up what otherwise would have been a very plain building. Its second storey offered hotel guests a common space for socializing and a view of town activities. The lower porch provided a gathering place and shelter from the weather for patrons of the commercial enterprises on the first storey. The old hotel is the only building in Millington built in this style, though the two-storey porch of the old Gale Store across Cypress Street is built very similarly to the hotel's porch probably also soon after the Millington fire. Surviving two-storey porches are a rarity in the county, some having succumbed to neglect, and they may not have been very numerous in the first place. There are a few in the Rock Hall area.

(Continued)



The hotel is built on a very small corner lot. The town sidewalk passes under its porch on the north side and adjacent to the porch posts on the east. The porch's northeast corner is so close to the roadway that it has been struck or scraped on several occasions.

The plan of the main section is central hall, with variable numbers of rooms on each side. The lower, rear wing was not entered so the plan is not known. However, it has been extended recently, and many years ago a porch was evidently enclosed to become part of the wing's living space. The roof of the wing is a shallow gable, with two shed-roofed additions.

Both sections are covered with horizontal, lapped weatherboard with 4-1/4" to 5" random exposure. The cornerboards of the main section are double and 3-3/4" wide with a quarter-round molding in the corner. The wing was partially resided after a fire. The shed-roofed, porch enclosure has Texture 1-11 material on the south side, and the westward shed extension from it also is covered with it.

The foundation is brick, evidently with only a crawl space under the main section and wing, though there is an access-way under the old south porch of the wing, but it seems to lead to just a deep area of the crawl space.

The upper part of the mansard roof is covered with standing-seam metal painted dark red. The lower slopes and the dormer cheeks are covered with long, narrow metal strips embossed with a simulated shingle pattern. The pattern outlines are raised. This material is also painted dark red. The box cornice of the lower roof overhangs all sides about 13". The cornice has a crown molding of a large cyma with fillets (about 6") above a split-face fascia. The lower edged of the upper face is beaded. The bed molding is a smaller cyma recta with fillets. Beneath the bed is a c. 12" deep frieze. There is also cornice-like trim where the compound roof changes pitch. The upper roof overhangs the lower slightly, and a cornice is created there. On the fascia there is a cyma recta with fillet molding above a cove with fillet. The lower slope of the roof is flared at the eaves via a built-in gutter system. The wing cornice is boxed, with a 10-12" overhang on all three sides. There are bold returns on the west end about 24-28" long. There are composite moldings in place and gutters. Some or all of the roof trim here may be replacement material applied after a 1982 fire.

The main-section windows originally all were double-hung. Recently, however, the side-bay windows of the facade first storey were removed and larged, single-light, fixed "picture" windows installed. The original architraves of the first-storey windows, which are taller than those on the second storey, measure about 3'-4" wide by 7'-0" tall. Sash is double-hung with 1-over-1 lights. Windows are trimmed in the manner of the main entry. Second storey windows used the cornice frieze as head trim.

The dormers are shed-roofed (actually slightly curved). There are three on the east roof, four on north and south roofs, and two on the west roof, in  
(continued)

the center, one on each side of the old chimney location (chimney is removed). They have plain, wide pilasters, cheeks of metal shingles as the main roof, aluminum storm windows, thin wood sills, and fitted sheet metal roofs, lapped slightly onto each side. The verge boards with upper and lower compound trim are partly gone.

The main stair in the central hall is straight run on each flight, along the north wall. The second flight is above the first. It has a closed string that is deep and molded. The spandrel is plastered. The balusters are turned and square, about 5" on center. The newel is composite and square, with paneled sections. To meet fire regulations part of the stair is now enclosed, and a fire escape has been built for a secondary stair at the west end of the central hall on the exterior. A new door has been installed in the former location of the chimney, which was between the paired central dormers at the end of the central hall. Door trim of hall doors was originally symmetrical with corner blocks, but some new entries have been made and some old ones closed.

The six-bay two storey porch wraps around the north side a little more than four feet. There is a door at the front of the second-storey hall for access on that level. It is shed-roofed and hipped at the turn at the corner. The second-storey balustrade is standard millwork of the time, billed as colonial revival, with a heavy molded upper rail and square balusters. The rafters are exposed; there is a fascia but no closed cornice. The second storey posts are turned and square. Brackets that are pierced and scroll sawn are applied at each side of the post. Below the second-storey floor there is a spandrel of plain, square balusters as used in the second-storey balustrade, giving a feeling of greater solidity and stability to the structure. The porch roof is of standing-seam metal. The first storey porch floor is brick, dry laid.

From the eighteenth century Millington (then called Head of Chester) had been an important crossroads town. The second-most important north-south through route on the Eastern Shore of Maryland passed through it, from Queen Anne's County, through Kent, and into Cecil (across the Chesfer River from Sudlersville, through Millington, Massey, Sassafras, and to Warwick and points north). Just north of the river it intersected with the main road from Chestertown to Delaware, present-day Cypress Street. The county land records indicate that early hostelrys were established to provide for travelers. The hotel trade was increased by the coming of the railroad, with a station in Millington. In the years thereafter a large proportion of the hotel patrons were the "drummers" (or traveling salesmen) who traveled on the railroads from town to town promoting their wares and taking orders. At the turn of the twentieth century Millington had two hotels, B. F. Vansant's "Brick Hotel," as it was known, and John E. Bailey's frame hotel. Both were lost, however, in the July, 1904, fire that destroyed most of central Millington. The old frame hotel was valued at \$3,500. It does not seem to have been owned by Bailey, however, as the insurance policy for \$2,000 was said by a Kent County News article of July 16, 1904, to have been taken out by Alex Maxwell, the owner. The new hotel evidently was built soon after the fire, on the southwest corner of Cypress Street, where the 1877 map shows A. Maxwell as the owner but only designates a store there. This evidently was the location of the first hotel, and the replacement was built on the same site. This was the western limit of the fire, however, the brick house to the west of the hotel not being burned. The proper name of the hotel may have been the Central Hotel.

In 1921 John Bailey died, reported in the newspaper of July 30 as the proprietor of Bailey's Hotel. By 1924 (Nov. 1 issue) the hotel was for sale. It was described as having a mansard roof, double porch, and 22 rooms. In 1937 the hotel was again advertised for sale, described as three-storey with 16 bedrooms. Aside from the depression of the 1930s, the county's hotels were in difficulty by this time due to the spread of the automobile. Salesmen increasingly traveled by car and were no longer dependent on train schedules. It is not known when the building last served as a hotel. After a number of years of decrepitude, it was rehabilitated recently, with the upper storeys converted into apartments of several rooms each, the first-storey rooms prepared for commercial rental, and the proprietor's quarters in the rear wing (but also using some of the first-storey space of the main building) remodeled and rented.

# MILLINGTON

KENT CO

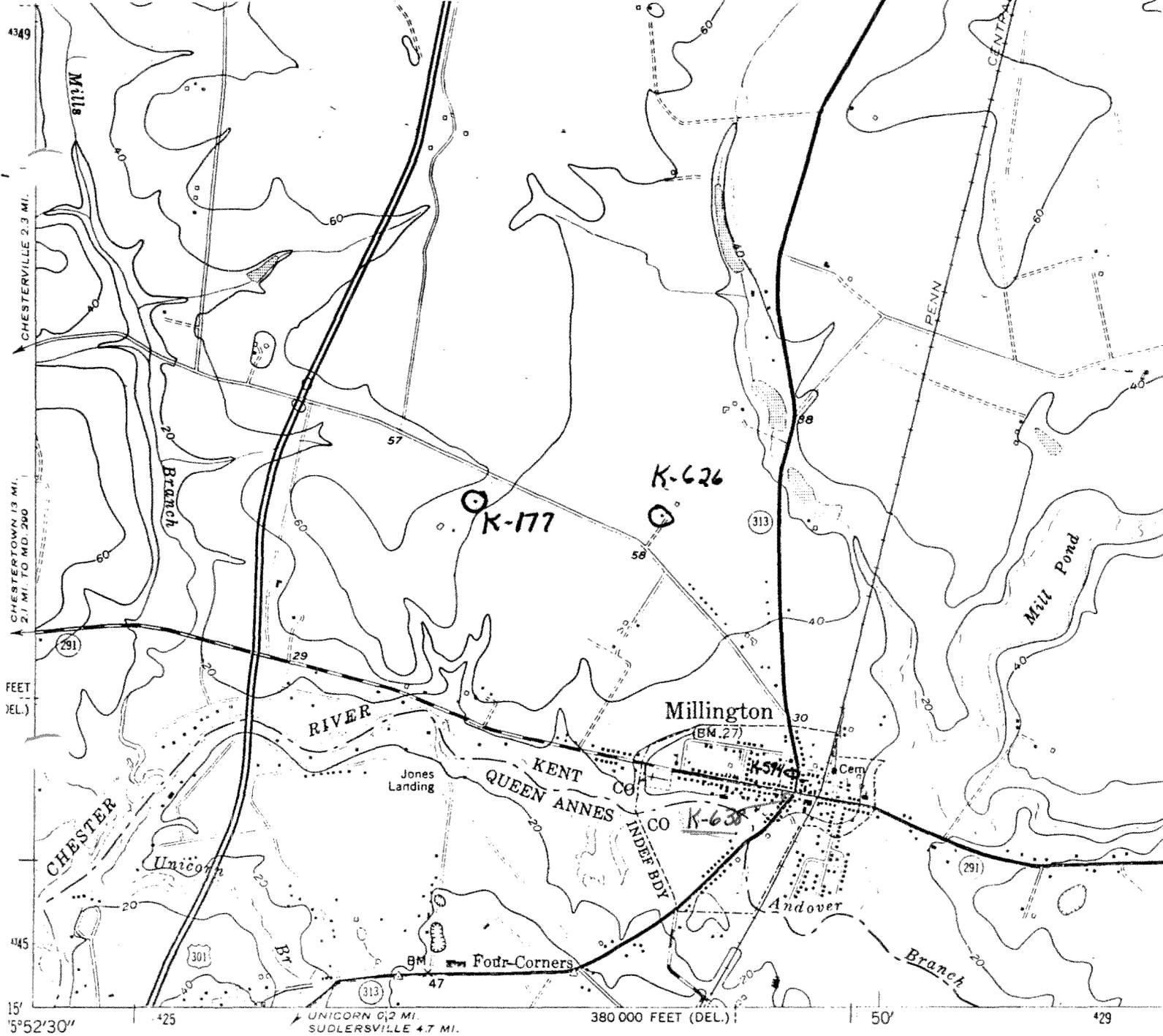
(Dist. No. 1)

K-638



\* NOTE: 1877 MAP IS OLDER THAN HOTEL

J. H. Thomas



Mapped by the Army Map Service  
 Edited and published by the Geological Survey

Control by USGS and USC&GS

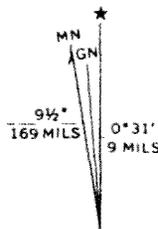
Culture and drainage in part compiled from aerial photographs  
 taken 1942. Topography by plane-table surveys 1944

Culture revised by the Geological Survey 1953

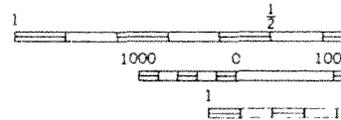
Polyconic projection. 1927 North American datum  
 10,000-foot grids based on Maryland and Delaware  
 coordinate systems

1000-meter Universal Transverse Mercator grid ticks,  
 zone 18, shown in blue

Boundaries shown in purple compiled by the Geological Survey from  
 aerial photographs taken 1973. This information not field checked



UTM GRID AND 1973 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



NATIO

THIS MAP COM  
 FOR SALE BY U  
 A FOLDER DESCRIBING 1

MILLINGTON QUADRANGLE



K-638

Bailey's Hotel

Sassafras St., Millington

M. Q. Fallaw - 7/4/86

View to west/~~northwest~~



K638-4

K-638

Bailey's Hotel

Sassafras St., Millington

M. Q. Fallaw - 7/4/86

View to southeast