

K-649

1903

Cochran's Sunnyside Farm

Near Sassafras

Private

Built in 1903 to replace a house in another location on the farm, the large, frame, 2-1/2 and 2 storey, central-gable house at Sunnyside Farm is in a simple late Victorian Gothic Revival style. The symmetrical main section is five bays wide, with main entry in the central bay; the ends have a central window on each storey. There are two gable-roofed dormers, on the main section's west roof slope only. The rear, perpendicular wing is two storeys tall; it is five bays deep on the north side but three bays deep on the south side's second storey, which is the side of the long wing hall. There is a three-bay porch across the main facade and a porch within the L formed by the junction of main section and wing. Originally covered with horizontal, lapped weatherboard, the exterior walls are now covered with wood shingles. The main-section plan is central-hall with one room each side. There is a catalogue Victorian stair. Though there are full mantels, the chimneys were built for use only with stoves. The house at Sunnyside is an example of a central-gable vernacular late-Victorian farmhouse. The basic style was the most commonly built one for Kent County farmhouses from about 1870 to World War I, though there is an isolated later example. By the time this house was built the plan of the entire house, not just the main section, was virtually standard, at least throughout the upper county. There was a small secondary hall on the first storey of the wing, with entry, on one side of the building, with a straight, enclosed stair from it to a long second-storey hall on the other side of the wing with access to the second-storey wing rooms. A kitchen stair was in one corner at the rear end of the wing and led to several rooms for hired help, such as a cook. The house also shows what was popular locally in decorative details that could be ordered from millwork catalogues.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Cochran's Sunnyside Farm

and/or common

2. Location

street & number East side Rt. 299, .8 mile south of Rt. 290, south of
Sassafras not for publication

city, town Sassafras vicinity of congressional district First

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 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	Public Acquisition	Accessible	<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 CAG Farms, Inc.

street & number P.O. Box 137 telephone no.: 928-3253

city, town Massey state and zip code Maryland 21650

5. Location of Legal Description

courthouse, registry of deeds, etc. Court House liber EHP 43

street & number Cross Street folio 451

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-649

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 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.

Built in 1903 to replace another house in another location on the farm, the large, frame, 2-1/2 and 2 story, central-gable house at Sunnyside Farm is in a simple late Victorian Gothic Revival style. The symmetrical main section is five bays wide, with main entry in the central bay; the ends have a central window on each story. There are two gable-roofed dormers, on the main section's west roof slope only. The rear, perpendicular wing is two stories tall; it is five bays deep on the north side but three bays deep on the second-story south, which is the side of the long wing hall. There is a three-bay porch across the west, main facade and a porch within the L formed by the junction of main section and wing. Originally covered with horizontal, lapped weatherboard, the exterior walls are now covered with wood shingles. The main-section plan is central-hall with one room each side. There is a catalogue Victorian stair. Though there are full mantels, the chimneys were built for use only with stoves. The house is located on the east side of the Massey-Sassafras road (Rt. 299) a little more than one mile south of the village of Sassafras. A notable earlier (1885) Victorian house, at the Maple Lawn (K-646), is across the road.

(Continued)

9. Major Bibliographical References

Survey No. K-649

Interview with Mrs. Kitty Cochran Baxter, July 28, 1986

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A
 Zone Easting Northing

B
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title	Margaret Q. Fallaw, Surveyor Consultant		
organization	County Commissioners of Kent County		date
	Historical Society of Kent County		July 28, 1986
street & number	Court House		778-4600
	Church Alley		778-3499
city or town	Chestertown	state	Maryland

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
 Shaw House
 21 State Circle
 Annapolis, Maryland 21401
 (301) 269-2438

The house was built with four chimneys. The main section pair is located on each side of the central hall, within the side rooms, and rising through the ridge. They have no firebox and appear to be entirely straight from top to bottom. The mantels were placed with their openings closed from the beginning, and stovepipes were vented into the chimneys. The chimneys are built of dark-red brick. They have a one-course band and, after skipping a course, a two-course band that is one course below the chimney top. The two wing chimneys are althrough through the ridge, one at the dining room rear wall (dining room is the first wing room) and the second at the east gable end of the wing, to serve the kitchen. The dining room chimney is finished as the main-section ones; the kitchen chimney's top is partly missing, though a one-course band can be seen.

The house is now covered with wood butt shingles applied over horizontal weatherboard with an exposure of about 5". Some is still visible within the entry to the cellar.

The main section is built over a crawl space, with a brick foundation laid in running bond. Under part of the wing is a crawl space; the cellar is beneath the kitchen. There is an interior entry in the kitchen west wall's south corner and an exterior entry in the east gable end of the wing, at the north corner. The cellar foundation is fieldstone, parged on some walls, to ground level, above which brick are laid instead, in running bond.

The roofs are covered with standing-seam metal over wood shingles. The cornice is not boxed but the rafter tails left exposed; they are nicely shaped. The decking on the upper rafter surface is tongue-and-groove boards. The crown molding is a cyma recta with fillets. There is a bed molding on the gable ends only, but there may have been changes with the wood shingling. The ends have a deep fascia, but on the long roof sides the fascia are shallow. The roofs overhang the walls about 14-15" on both sides and ends. The construction of main section and wing roofs is the same.

There are only two dormers, in the main section's west roof slope. The attic lighted by these dormers was never finished; the living space evidently needed. These dormers somehow look somewhat ungainly, or squatty. They have gable roofs with wide overhangs at the eaves (c. 12-14"). Standing-seam metal is applied over wood shingles. The overhang at their gable ends is about 8". The crown molding is a cyma recta as on the main roofs. The rafter tails are exposed and shaped. Dormer windows are double-hung with 2-over-2 lights. The pilasters and tympanum are plain except for an narrow beveled strip (applied panel) applied vertically on the pilasters and horizontally across the tympanum. The pilasters are flared at their tops with the addition on each side of a sawn piece. This is rare; such pilaster extensions are usually at the base. These are fastened to the rafter for stability. The cheeks are of horizontal weatherboard.

The main entry is in the center bay of the west, main facade. Entry is through a porch. There is now screening over both sidelights and transom
(continued)

with holes sprayed with some sort of paint or coating, filling them so that it is difficult to see the architrave details. The architrave trim is plain 4-1/4" wide with a piece of quarter-round added as a backband at the time of the shingling. All exterior window and door trim throughout the house is the same. The main-entry architrave extends to the porch ceiling. Head trim is mitred at the corners. It is an astragal over a bevel, the same profile used as a baseboard cap on the interior.

Secondary entries are 1) at the rear of the central hall, where there is a 2-over-2 panel door; 2) from the south wing porch into the dining room (first room of wing to rear of main section); and from the same porch into the kitchen, in the second bay from the east. The north side entry into the secondary hall between kitchen and dining room is closed and the steps and/or porch gone.

The front porch is three-bays wide, almost the entire width of the main section. It has a shed roof with a shallow central gable that echoes to some extent the central gable of the main roof, though their pitches are quite different. It is more a colonial revival detail, starting to be seen in Kent County at this time. In fact, this porch gable is somewhat distracting. The porch's rafter ends are shaped and exposed, as with the other roofs. There are built-in gutters, producing a bulky roof dam when construction is without a boxed cornice. The shed-roof ends (triangular area) are covered with vertical tongue-and-groove boards, their lower ends staggered on a ground (the beam boxing) to give the effect of dentils. The front beam boxing is treated similarly, as a frieze with fake dentils. The posts are turned and square catalogue items, with upper brackets.

The stair is open-string, rising in a straight run along the north hall wall from west to east. It is quite steep. The treads and risers are painted. The balusters, rail and newel all appear to be varnished walnut. The large, basically square newel is made of built-up parts. It is quite similar to the one at the farm across the road (Maple Lawn, K-646), though Sunnyside is almost twenty years later. It also resembles the newel at the Simon-Mallalieu House in Millington (K-644), built at about the same time. The base is almost 8" square. The main shaft has the corners "cut out" and quarter-round balusters engaged there. The faces in this section have central vertical incising. There is a very large ball cap (c. 5"), compoundly turned. To the section below, from which the rail rises, bulls-eyes have been applied. The rail is heavy, colonial revival in style. There are two balusters per tread. They too are colonial revival, compoundly turned with square bases.

This house was not the first one located on Sunnyside Farm. An earlier house had been located to the south, on lower ground near one of the headwaters branches of Jacobs Creek. It burned, but it is not clear if it burned before the building of the new house, being therefore the occasion for its building, or if it burned later. The entire farmstead was relocated to the rear (east) of the new house. According to Catherine Cochran Baxter, Robert Thomas Cochran, Jr. probably had the house built, though he never lived in it. He was part of the large Delaware Cochran family, many of whose members owned property in Kent County during the late nineteenth and early twentieth centuries. R. T. Cochran, Jr., had inherited many of the properties from his father, Robert T., Sr. Robert T. Cochran, Jr., never lived on this farm. He lived in New Jersey and owned a large New York City commission house for produce named the Robert T. Cochran Company, which is still in the Bronx. Mrs. Baxter says that this farm was operated large as an asparagus farm at the turn of the twentieth century and well into it. Her father, Julian Cochran, together with Thomas Cochran of New York later bought Sunnyside from the children of Robert T., Jr., after his early death. Julian Cochran sold the farm to Gemberling Farms but continued to live there as a tenant until his death. The farm is now one of the numerous farms owned by Gemberling Farms (or CAG, Inc.) that grow various kinds of vegetables primarily, but also some grain.



K649-7

K-649

Cochran's Sunnyside Farm

Rt. 299, near Sassafras

M. Q. Fallaw - 7/28/86

View to northwest



K649-8

K-649

Cochran's Sunnyside Farm

Rt. 299, near Sassafras

M. Q. Fallaw - 7/28/86

View to east