

**Addendum to
Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. S-~~0~~67

Page 1 of 1

Name of Property: Old Watkins Place

Location: West side of Old Westover-Marion Road, Hudson Corner vicinity

The Old Watkins Place was a two-story house located on the west side of Old Westover-Marion Road. A portion of the main house was reported by an early survey (1967) to be a small log cabin that was added onto in the mid-nineteenth century. A later survey (1984) noted the presence of several agricultural outbuildings. Neither the house nor any of these outbuildings are currently standing. According to Somerset County tax records, the property has been subdivided into two parcels. The northern parcel is currently occupied by a one-story residence built circa 2009, while the southern parcel contains a residential trailer and one-story garage with metal siding.

Prepared by: Grant Johnson

Date: February 2014



Great Bay Wind Energy Center
Somerset County - Maryland

Historic Resources Assessment
February 2014

Notes: Basemap: ESRI USA Topomaps Online Map Service

- Demolished/Removed, Not Eligible
- EDR Recommends NRHP-Eligible
- EDR Recommends Not NRHP-Eligible
- Undetermined



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S- 67

OLD WATKINS PLACE

SOMERSET COUNTY, MD.

GRANT JOHNSON

8/27/2013

DIGITAL FILE AT MD SHPO

VIEW SW TOWARD FORMER HOUSE SITE

PHOTO #1

S-067-2013-08-27-01

S-67
Old Watkins Place
Hudson's Corner vicinity
private

c. 1800 and later

In general form, this two-story, four-bay house appears very similar to the nearby Jephtha Hayman house (S-244), despite the artificial layer of asphalt siding. The uneven east elevation of the main house suggests the farmhouse was completed in at least two periods of construction. As indicated in a 1967 survey report of the house, the northern two bays of the first floor comprise a log house that was covered with beaded weatherboards. Another notable feature is the common bond brick firewall on the north gable end. This architectural feature is typical of buildings dating to the decades surrounding the turn of the nineteenth century. During the third or fourth quarters of the nineteenth century, the house was evidently raised and enlarged to its present shape.

A chain of title documents this farm as the "Old Watkins Place," named for Frank H. Watkins who owned the farm between 1912 and 1951 (See SFD 59/326). A full chain of ownership has not been fully established.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic "Old Watkins Place"

and/or common Farmhouse near Hudson's Corner

2. Location

street & number West side of Westover - Marion Road not for publication

city, town Kingston vicinity of congressional district First

state Maryland county Somerset

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

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

name Katryna Ovtchynikoff

street & number c/o Mykola Kondratenko telephone no.:

city, town Baltimore state and zip code Maryland 21224

5. Location of Legal Description

courthouse, registry of deeds, etc. Somerset Clerk of Court liber I.T.P. 282

street & number Somerset County Courthouse folio 210

city, town Princess Anne state Maryland 21853

6. Representation in Existing Historical Surveys

title Maryland Historic Sites Inventory

date 1967 federal state county local

depository for survey records Maryland Historical Trust

city, town Annapolis state MD 21401

7. Description

Survey No. S-67

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" 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 Watkins Place" (known on the initial survey as the "farmhouse near Hudson's Corner") is a two-story four-bay frame (and possibly log) house that stands on the west side of the Westover-Marion Road approximately one mile north of Hudson's Corner, Somerset County, Maryland. The asphalt sheathed dwelling faces east with the primary gable running on a north/south axis. Accompanying the house are several chicken houses, a board and batten garage, a ramshackled privy and a corn crib, all of which have minor significance.

The two-story four-bay main house rests on a minimal brick foundation and is covered by a medium pitched roof of asphalt shingles. Asphalt shingles cover the exterior walls as well. Extending to the south is a single-story kitchen wing that is likewise covered with asphalt tile. To the rear (west) is a two-story ell addition.

The east elevation is divided by four unevenly spaced bays and is covered on the first floor by an enclosed shed porch. The second floor windows are filled with two over two sash. The roof to the house appears to have been reworked with extended eaves.

The north gable has an exposed common bond brick fire wall that rises only one floor, while the interior end brick stack rises above the roof line. The stack is finished with a corbelled cap.

The west (rear) elevation is largely covered by the two-story ell addition and is finished with the same materials as the main block.

Extending from the south gable end is a single-story kitchen wing that has been covered with imitation brick asphalt. The gable end is flush. Attached to the west side of the kitchen is a small concrete block shed addition.

An interior inspection of this house has not been made.

8. 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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

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

This two-story frame house appears very similar in form to the nearby Jephtha Hayman House, although this structure has been significantly altered with layers of modern wall materials. The uneven east elevation suggests two periods of construction within the main house. The 1967 survey form indicates that the northern two bays of the first floor comprise an early log house covered with shiplap siding. These details have since been covered with later materials.

A chain of title documents this farm as the "Old Watkins Place", named for Frank H. Watkins who owned the farm between 1912 and 1951. (See S.F.D. 59/326) Earlier ownership of this property has not been fully established.

9. Major Bibliographical References

Survey No. S-67

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

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F

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G

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H

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Verbal boundary description and justification

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title	Paul Touart - Architectural Historian		
organization	Somerset County Historical Trust	date	12/13/84
street & number	424 North Somerset Avenue	telephone	651-0077
city or town	Princess Anne	state	Maryland 21853

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

CHAIN OF TITLE

"Old Watkins Place"
Farmhouse near Hudson's Corner
S-67

I.T.P. 282/210

John Ovtchynikoff

to

8/19/1974

John and Katryna Ovtchynikoff

and being all that lot of land which was
conveyed to Ivan Astahov by deed from Frank H.
Watkins dated 1/12/1951 154/3 "Old Watkins
Place"

154/3

Frank H. Watkins

to

2/12/1951

Ivan Astahov

10 acres

S.F.D. 59/326

Thomas C. Davis and Virginia Davis of
City of Baltimore

to

4/1/1912

Frank H. Watkins

and being part of land conveyed to Mary E. Davis
by Mary C. Henderson by deed dated 8/9/1869
LW 11/564

LW 11/564

Mary L. Henderson

to

8/9/1869

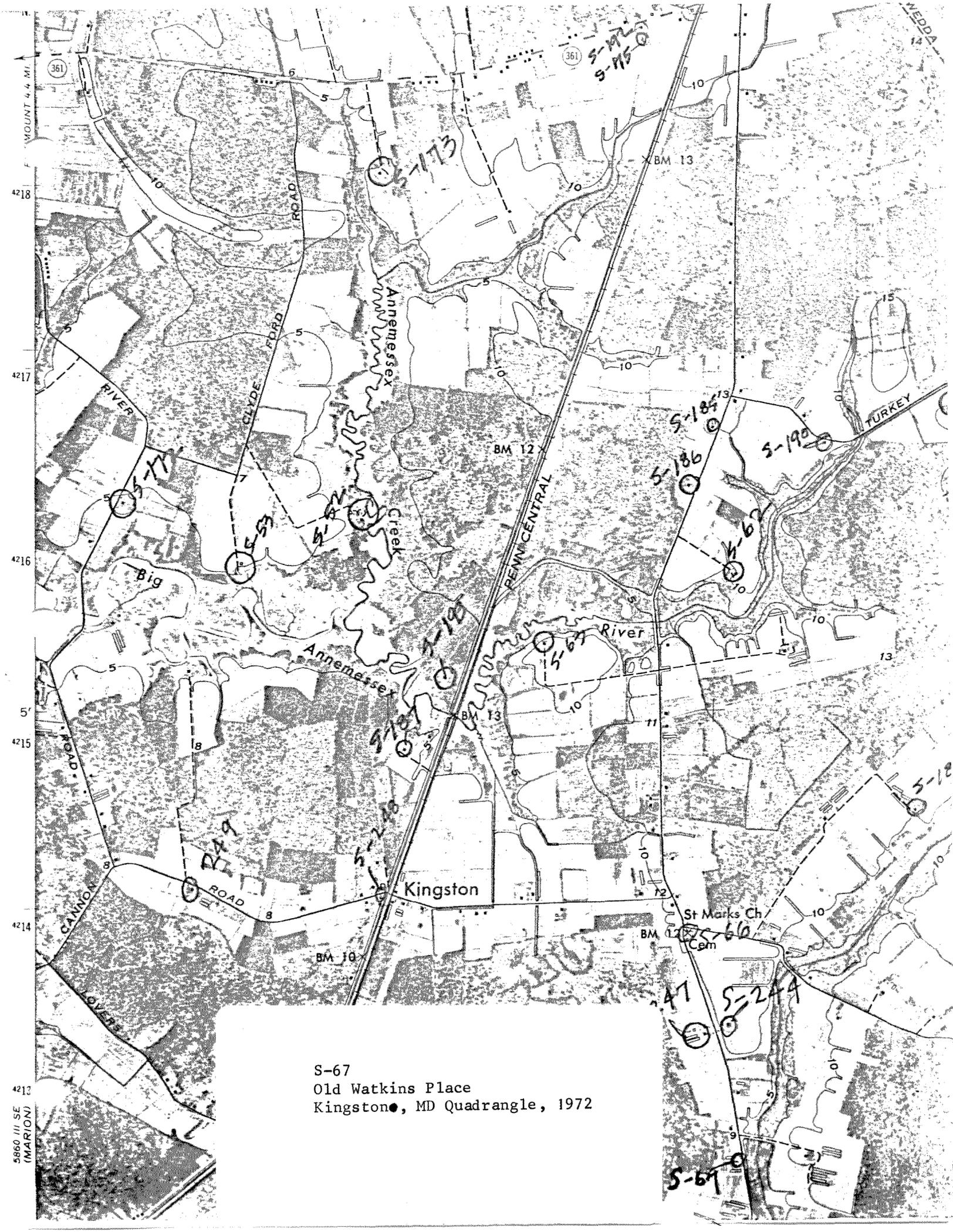
Mary E. Davis, wife of
William T. Davis

2000675109

Form 10-445
(5/62)

1. STATE Maryland COUNTY Somerset TOWN Hudson Corner VICINITY S-07 STREET NO. _____ ORIGINAL OWNER ----- ORIGINAL USE Dwelling PRESENT OWNER Ivan Ovtchynikoff PRESENT USE Dwelling WALL CONSTRUCTION Clapboard and sq. log NO. OF STORIES 2$\frac{1}{2}$		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
		2. NAME Farmhouse DATE OR PERIOD c. 1750 and Victorian STYLE Colonial and Later. ARCHITECT _____ BUILDER _____	
		3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC No	
<p>This house is a fine example of how a simple farm structure was added to and altered throughout the years. The present house is an early Victorian structure. (c. 1850-1860) It is 2$\frac{1}{2}$ stories in height and 4 bays wide. All the windows are 6/6. The door occupies the second bay from the right. There is a chimney on each end of the house enclosed within the wall.</p> <p>At the first storey level on the right end and across the 2 right bays on the front the walls are constructed of squared logs and beaded shiplap siding. On the end the chimney brick is exposed by the omission of the siding. It appears that this is a very small old log cabin which was added onto until it reached its present size.</p> <p>It is weatherbeaten and in need of repairs.</p>			
5. PHYSICAL CONDITION OF STRUCTURE		Endangered Interior Exterior	
<p>Deteriorating</p>			
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman 8/8/67 DATE OF RECORD	

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



S-67
Old Watkins Place
Kingston, MD Quadrangle, 1972



Old Watkin's Place S-67
Hudson's Corner vicinity, Somerset County
East Elevation
10/84, Paul Touart, Photographer
Neg./Md. Historical Trust



5-67

Somerset -
Farmhouse

Photographed by
DANIEL C. CHURCH