T-39

Old Frame Hotel (Nevius & Frampton Hardware)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 04-05-2004

Nevius and Frampton Hardware
The Old Frame Hotel
One Goldsborough Street
Easton, Maryland 21601

T-39
1866

Originally constructed as a hotel in 1866 by George Haddaway, this three-story frame building had a shallow hipped roof and Italionate detailing and resembled the North Building #110-112 North Washington Street (T-40).

In 1897 the building was remodeled by its new owners, Nevius and Frampton, Incorporated, as a hardware store. The warehouse was also built at that time, and used to house the horse-drawn farm machinery they sold. Today the interior of thee hardware store remains much as it was when first remodeled. Many of the accouterments of the turn-of-the-century store stand beside electric appliances and power tools.

Although the earlier hotels on the site must have had a very real place in the social and economic life of the young town, one cannot underestimate the impact of the hardware store that has been run continuously since 1899 by Simon Nevius and his sons Carl and Ronald. This is a rare heritage to cherish.

MARYLAND HISTORICAL TRUST

T 39
2100394511
Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Old Frame Hotel

AND/OR COMMON
Nevius and Frampton Hardware

2 LOCATION

STREET & NUMBER
One Goldsborough Street

CITY, TOWN
Easton — VICINITY OF

CONGRESSIONAL DISTRICT
FIRST

STATE
Maryland 21601

COUNTY
Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
_DISTRICT	_PUBLIC	X OCCUPIED	_AGRICULTURE	_MUSEUM
X BUILDING(S)	X PRIVATE	_UNOCCUPIED	X COMMERCIAL	_PARK
_STRUCTURE	_BOTH	_WORK IN PROGRESS	_EDUCATIONAL	_PRIVATE RESIDENCE
_SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	_ENTERTAINMENT	_RELIGIOUS
_OBJECT	_IN PROCESS	X YES: RESTRICTED	_GOVERNMENT	_SCIENTIFIC
	_BEING CONSIDERED	_YES: UNRESTRICTED	_INDUSTRIAL	_TRANSPORTATION
		_NO	_MILITARY	_OTHER:

4 OWNER OF PROPERTY

NAME
Nevius and Frampton

Telephone #: 301-822-1350

STREET & NUMBER
c/o Carl A. Nevius
Matthewstown Road

CITY, TOWN
Easton — VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 131
Folio #: 361

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Talbot County Court House

STREET & NUMBER
Washington Street

CITY, TOWN
Easton

STATE
Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Town of Easton Survey by Paul Brinkman

DATE
August 29, 1967

_FEDERAL X STATE _COUNTY _LOCAL

DEPOSITORY FOR SURVEY RECORDS
Maryland Historical Trust

CITY, TOWN
Annapolis

STATE
Maryland

7 DESCRIPTION

T-39

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Nevius and Frampton Hardware building stands at the north east corner of North Washington and Goldsborough Streets. The store faces south.

This is a three story frame structure which is three bays wide on Goldsborough Street and three bays wide on North Washington Street. A two-story warehouse addition has been constructed on the east side; this addition is five bays wide on Goldsborough Street and two bays deep. After a fire in 1955 the present flat, built-up roof replaced the earlier hipped roof on the main portion of the building; the warehouse has a shallow gable roof. Grey aluminum siding has covered the wooden weatherboarding on the main portion of the building; the warehouse is covered with metal sheathing.

As it now stands the main entrance to the structure is found on Goldsborough Street in the store front that was added when the building was converted into a hardware store in 1897. The door is recessed and set between two plate-glass display windows, a common store front configuration. A bracketed cornice with pierced-work ornament surmounts the store front and is contemporary with it. Although it is no longer used, the original entrance door remains in the east bay. It has an overlight and sidelights. The door has glass in its upper portion and four panels beneath. This entrance led to a stair hall which is now used as an office.

Window openings remain only on the south and west facades; on the south they are positioned in a way which reflects the presence of the stair and narrow room at the head of the stair in the east bay. Windows on the west facade are evenly spaced, two to a bay. Sashes are six over six throughout. The trim is narrow, about one-and-a-half inches wide with a bead. Sills are unmolded and set flush with the wall surface. As seen in old photographs, shutters once flanked all windows.

At the time this building was converted to a store, the projecting window boxes were inserted in the west wall in the two northern bays. A side entrance shares the northern-most bay with the window box.

The warehouse is an extremely simple building whose only decorative feature is the pressed metal cornice at the foor line. In the second and fourth bays are wide garage doors. Windows with six over six sashes are found in remaining bays on both floors. The heavy timber structure framing which may be seen on the inside is typical of the type used in warehouses and factories before steel framing became widespread.

Before the fire in 1955 the building looked very much as it does in the old photograph, taken about 1906. There was a low hipped roof and bracketed cornice.

With its boxy, geometric form and emphasis on the roof line, this structure resembled its larger neighbor, the North Building, #110-112 North Washington (T-40)

This building was built in 1866 as a hotel. The main entrance lead to the lobby and stair. The present sales area was probably used as a restaurant, as noted in the Sanborn Map of 1885. The stair lead to two floors of small hotel rooms. They remain and are now used as storage. Their placement and size may be judged by the position of the windows on the west facade; there was one window in each room, except the corner room, and a central hall way. Interior details are quite simple; the stair being the most ornate element.

(cont.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-39

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1866 BUILDER/~~ARCHITECT~~ George Haddaway

STATEMENT OF SIGNIFICANCE

This structure is significant for its past and present uses and for the original appearance of the building, now much altered.

The structure was originally constructed as the "European House", it opened to guests on July 9, 1866 with George Haddaway as proprietor. At that time local newspapers reported that the earlier building standing on this site had been "torn down and moved away". The hostelry operated on this site for a number of years eventually receiving the name "Old Frame Hotel" from local residents.

In 1897 the structure was purchased by Messrs Nevius and Frampton, remodeled and the warehouse built. The enclosed photograph shows it, newly remodeled in about 1906. It has remained in the Nevius family until the present day, one of the town's best known retail establishments.

L131/F361 In 1899, Simon Nevius and Charles L. Frampton, trading as Nevius and Frampton, bought this property from George F. Nickerson.
L127/F338 He had previously (1897) acquired it at public sale due to a Chancery proceeding of Ellura Haddaway vs. George W. L. Haddaway.
L72/F48 He paid $1700.00. Mr. Haddaway had become the new proprietor
$3650.00 of the "Frame Hotel" in 1865 in a sale of all the real and personal possessions of Thomas K. Robson, who not only ran the hotel under the management of Thomas P. Wallaston, but also was owner and editor of the "Easton Star". Union soldiers were billeted here during the War and it was called the "Union Hotel"
L60/F132 at this time. It was included in the estate of John Leeds Kerr, in 1847, with appurtenances, out houses and stables. He had run it as the "Union Tavern" under the direction of Ennals Roszell as innkeeper. The title was finally cleared and Mr. Robson became the owner in 1855.

* Whether a part of this structure was moved intact and is or was standing in the town of Easton is not presently known.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-39

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Photographs owned by Mr. Carl and Ronald Nevius, owners of One Goldsborough Stree
Garey, George and Ellwood Patchett. History of Easton, (Easton, Maryland: Gazette Steam Book and Job Office), 1881. Reprinted by Historic Easton, Incorporated, January 1974.
Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE
Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION
Historic Easton, Incorporated

DATE
August 24, 1976

STREET & NUMBER
Box 1171

TELEPHONE
Mr. Paul Parsons, 301-822-2706 President

CITY OR TOWN
Easton, Maryland

STATE
Maryland 21601

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

It has a bulbous, octagonal newel. There are turned balusters and foliated step bracketts on the openstring course. The stair is of a type commonly ordered from a catalogue after the middle of the nineteenth century.

In 1897 the building was remodeled by its new owners, Nevius and Frampton, as a hardware store. The warehouse was also built at that time, and used to house the horse-drawn farm machinery they sold. Today the interior of the hardware store remains much as it was when first remodeled. Many of the accouterments of the turn-of-the-century store stand beside electric appliances and power tools.

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

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. S. Washington Street ORIGINAL OWNER ORIGINAL USE Hotel PRESENT OWNER Nevius' Hardware PRESENT USE Store WALL CONSTRUCTION Clapboard NO. OF STORIES three	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME "Old Frame Hotel" T-39 DATE OR PERIOD c. 1800 STYLE Colonial ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE

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

This is a large square frame structure on the corner of Washington and Goldsborough Streets. It is 3 storeys high with a flat roof. The structure is very unattractive and in need of paint. The roof line looks unfinished. The structure is 6 bays wide and 6bays deep. The first floor is covered with a storefront. The upper two storeys all have 6/6 windows.

This nondescript structure is said to be 150 years old. If so it is altered and has no architectural detail. It still has brick fireplaces in the basement and a staircase which spirals up to the third floor. This structure is not attractive and only has local importance as the "old hotel". Other than this it has no visible merit.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior

poor-altered

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

DATE OF RECORD August 29, 1967

UNITED STATES DEPARTMENT OF THE INTERIOR
Washington D.C. 20243

T-39

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: THE NEVIUS HARDWARE STORE

Address of property Street N. WASHINGTON STREET AT GOLDSBOROUGH ST.

City EASTON County TALBOT State MARYLAND Zip Code 21601

Name of historic district in which property is located EASTON HISTORIC DISTRICT

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)

THREE STORY RECTANGULAR BUILDING WITH TIN COVERED SHED

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)

THIS BUILDING WAS CONSTRUCTED IN THE EARLY 1800'S AND USED AS A TAVERN AND LATER IT WAS KNOWN AS THE UNION TAVERN. OWNED BY A SOUTHERN SYMPATHIZER AT THE TIME OF THE CIVIL WAR, THE PROPERTY WAS CONFISCATED AND

Date of construction (if known) _____ ☐ Original site ☐ Moved Date of alterations (if known) _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name NEVIUS BUILDING PARTNERSHIP

Street P O BOX 1168

City EASTON State MD Zip Code 21601

Telephone Number (during day) Area Code 301 822 0045 (DONALD D CASSON)

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature Donald D. Casson Partner Date 4/2/82

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☑ contributes ☐ does not contribute to the charac the district

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the Na Register in accord with the Department of the Interior procedures (36 CFR 60)

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☐ will likely ☐ will not be nated to the National Register in accord with Department of the Interior procedures (36 CFR 60) and ☐ appears ☐ does not appear to contribute to the character district.

Signature J. Mitch Date 4-19-82
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciatio section 167 of the Internal Revenue Code of 1954,
☐ is hereby certified a historic structure
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

SOLD. THE NEW OWNER OPERATED UNTIL 1899 AND IT WAS KNOWN SIMPLY AS THE FRAME HOTEL. IN 1899 THE PROPERTY WAS SOLD TO MESSRS. NEVINS AND FRAMPTON AND THEY CONVERTED IT TO A HARDWARE STORE. IN 1987 THE HARDWARE STORE CLOSED AFTER 83 YEARS IN THE OWNERSHIP OF THE SAME FAMILY. THIS BUILDING IS A LANDMARK IN THE TOWN OF EASTON AND A PLACE REMEMBERED BY ALL RESIDENTS, OLD AND NEW.

SEE INSERT FROM HISTORIC EASTON.

T-39

THE NEVIUS HARDWARE STORE
EASTON, MARYLAND

(1)

(3)

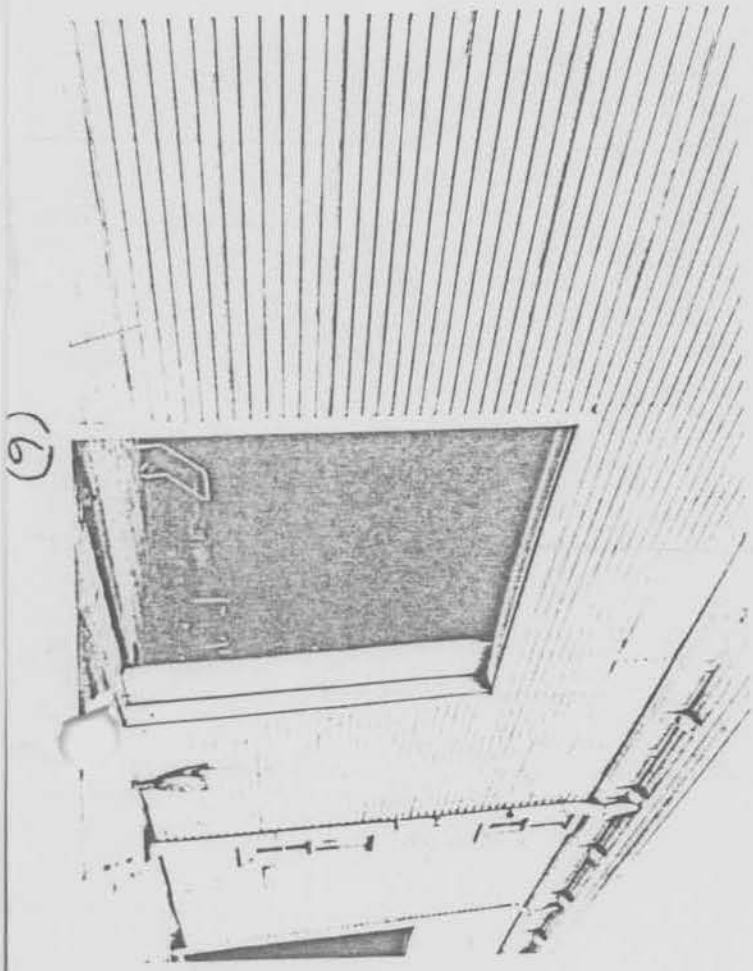
(2)

(4)

THE NEVIUS HARDWARE STORE

EASTON, MARYLAND

T-39



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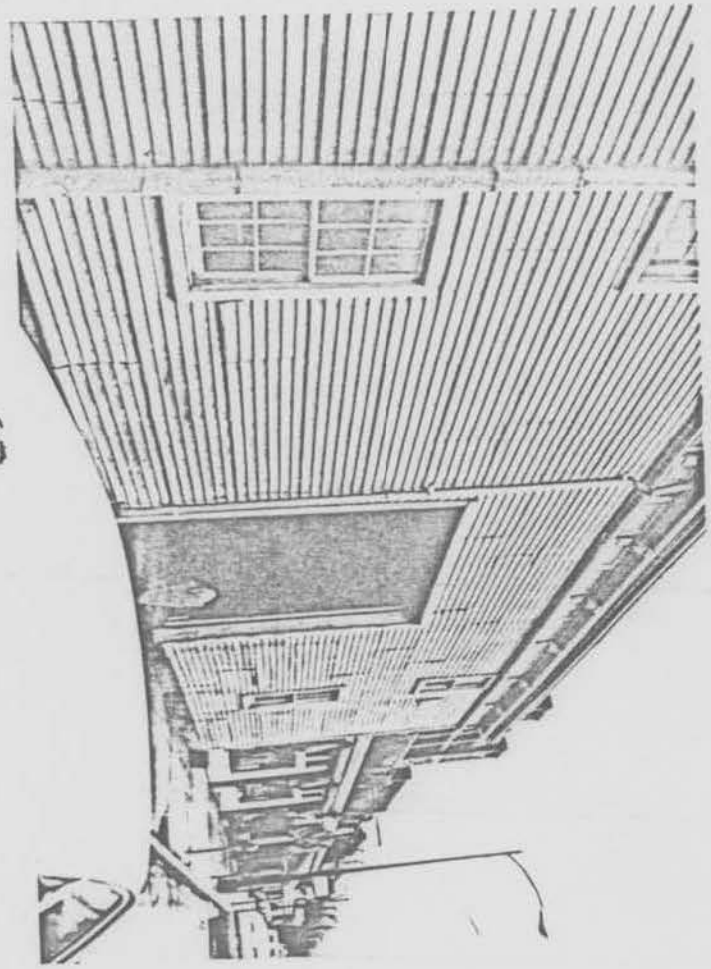

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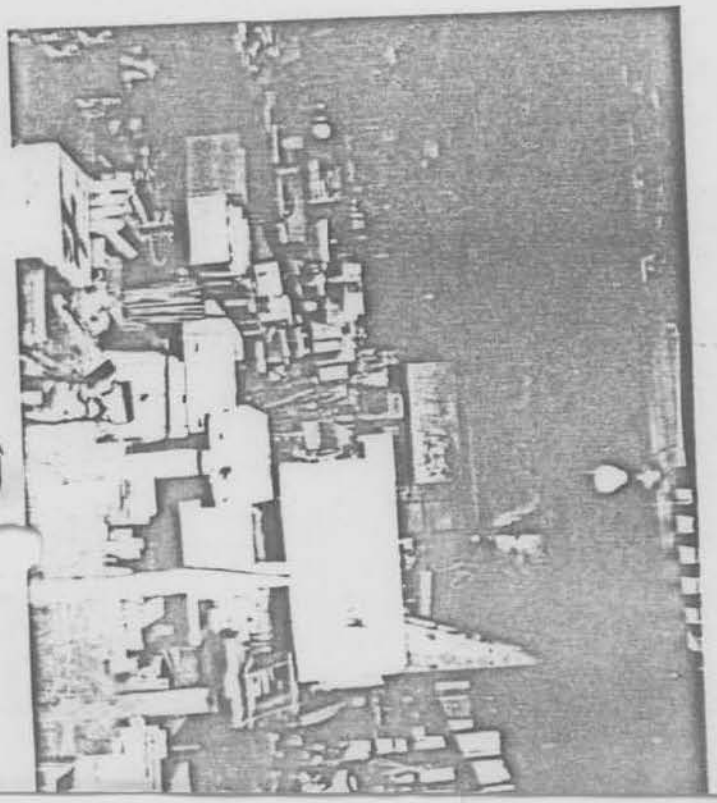

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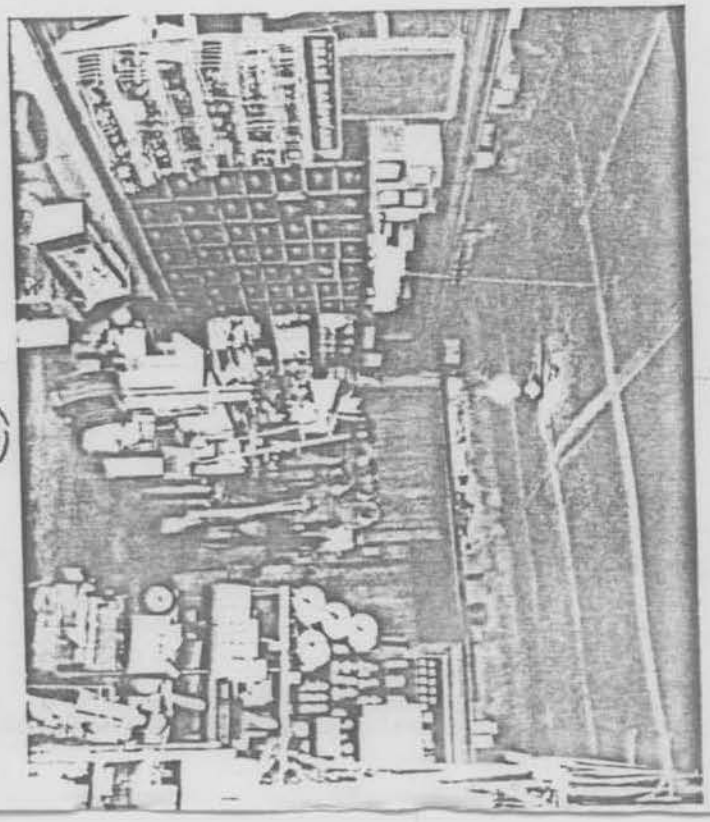

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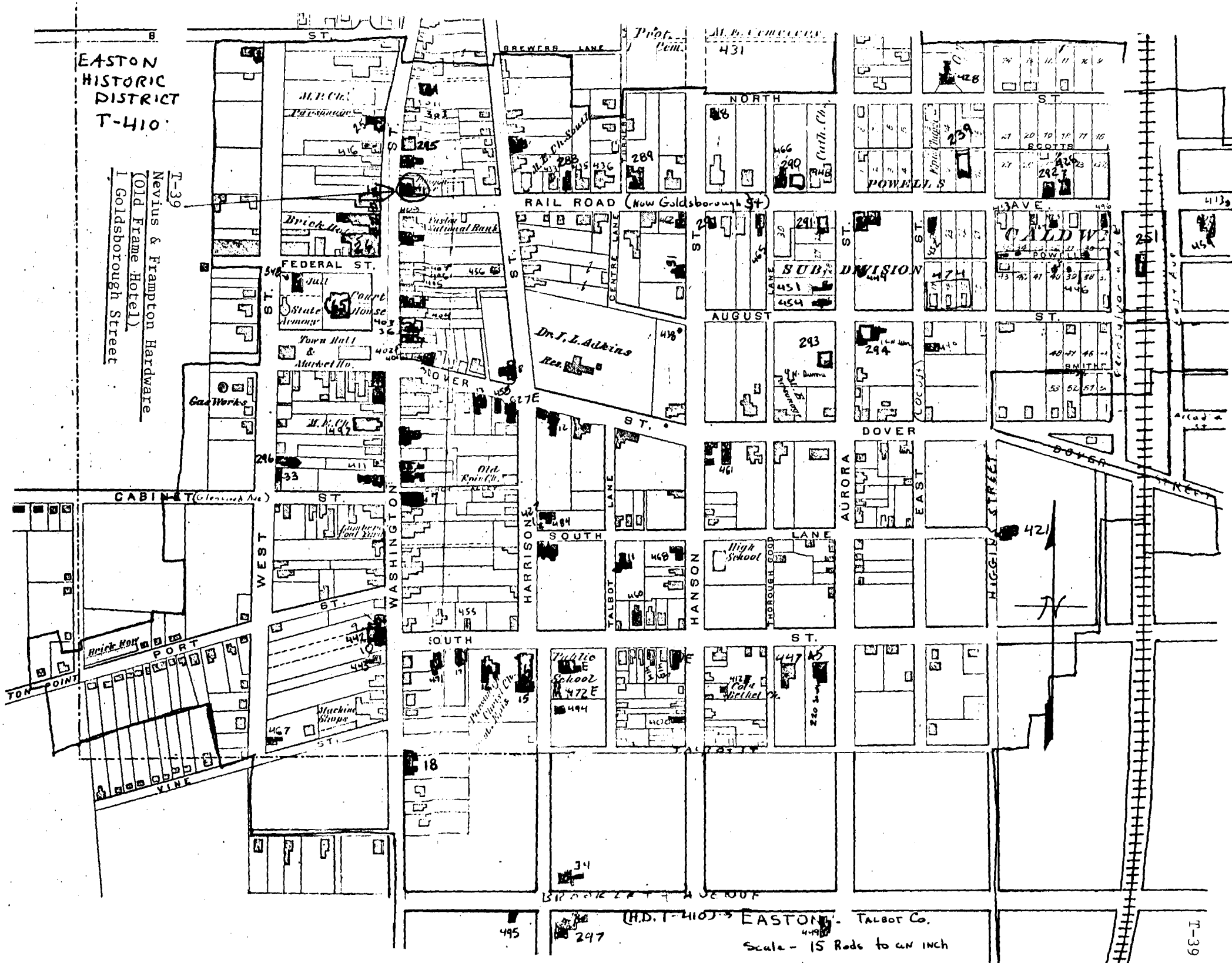
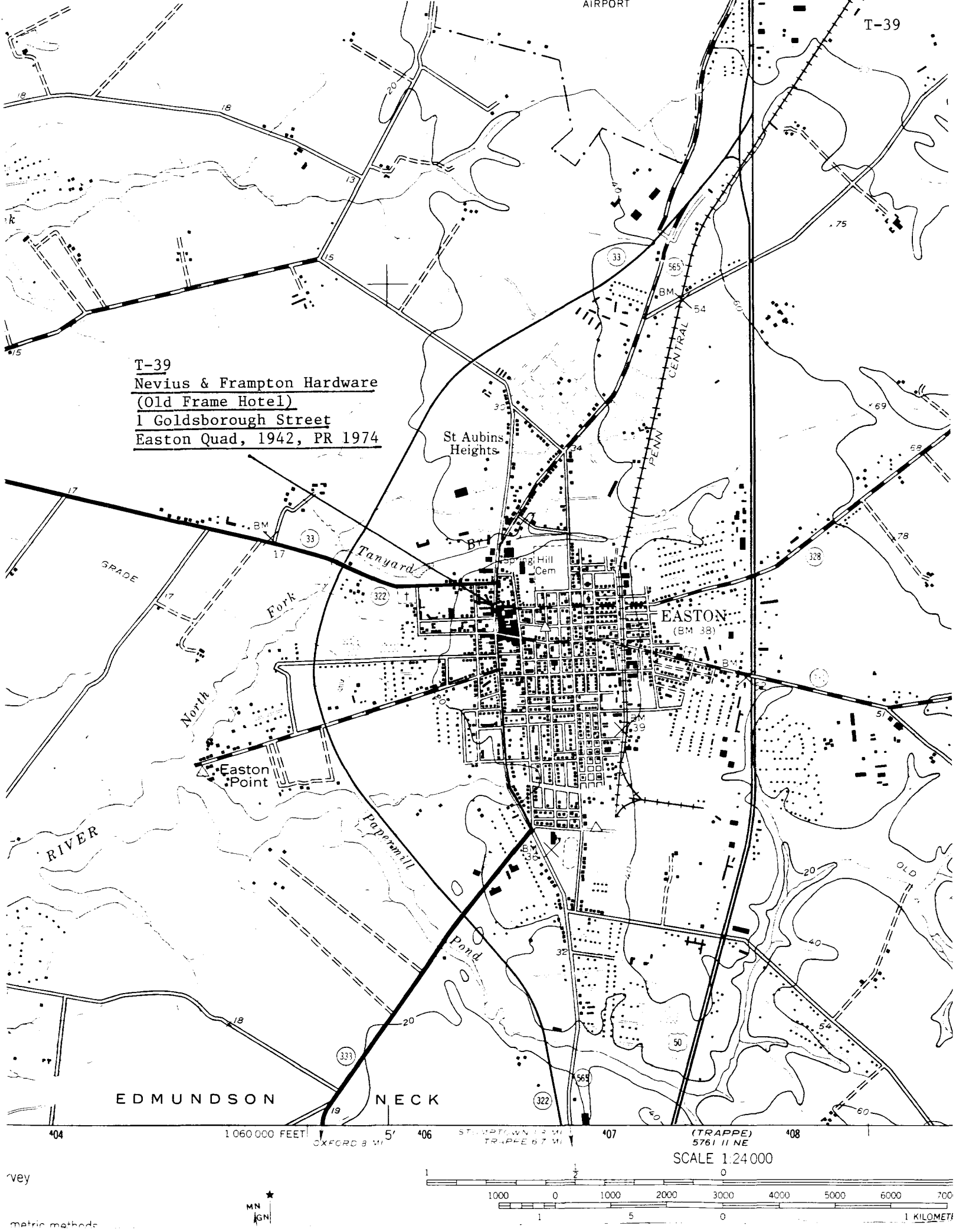

EASTON HISTORIC DISTRICT T-410
T-39
Nevius & Frampton Hardware
(Old Frame Hotel)
1 Goldsborough Street
RAIL ROAD (Now Goldsborough St)
FEDERAL ST.
Jail
Court House
State Armory
Town Hall & Market Ho.
Gas Works
Dr. J. L. Adkins Res.
CABINET (Glenwood Ave)
WEST ST.
WASHINGTON ST.
HARRISON ST.
TALBOT LANE
HANSON
AURORA
EAST
HIGH STREET
DOVER STREET
NORTH ST.
SOUTH ST.
AUGUST ST.
POWELL'S
SUBDIVISION
CALDWELL
SMITH
SCOTTS
BREWERS LANE
CENTRE LANE
THOROUGH GOOD LANE
High School
Public School
Colored Bethel
Machine Shops
Old Brick Ch.
Brick Row
PORT
TON POINT
VINE
(H.D. T-410) EASTON - Talbot Co.
Scale - 15 Rods to an inch
T-39



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metric methods

NEVIUS HARDWARE (OLD FRAME HOTEL) T-39

1 GOLDSBOROUGH VIEW TO NE

EASTON, MD

8/16 MLF

76%

Nevius Hardware (old Frome Hotel)
1 Goldsborough Street
Southwest Facade

T-39