

Higgins House
127 North Washington Street
Easton, Maryland 21601

T-416
Mid Nineteenth Century

The three story frame building at 127 North Washington Street was the home of Martin M. Higgins, Easton's first mayor and the only one to serve for three terms, 1906-1908 and 1910-1914. The structure probably dates from the mid nineteenth century; it is three bays wide and has a very shallow gable roof. The present two-story porch is modern and replaces an earlier one-story porch with ornamental scroll type brackets.

MARYLAND HISTORICAL TRUST

2104165584
T-416

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Higgins House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

127 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

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:

4 OWNER OF PROPERTY

NAME

F. Stanley Ridgeway

Telephone #:

STREET & NUMBER

23 North Harrison Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Talbot County Court House

Liber #: 470

Folio #: 098

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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 _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three-story frame building stands on the west side of North Washington Street at the northern edge of the downtown commercial district. It faces east.

The building is quite tall with a shallow gable roof which covers the two-bay depth of the main portion of the house. The structure is three bays wide on North Washington Street. Two two-story additions have been built, end to end, at the rear of the main portion of the house. A one-story shed is found at the rear. A grassy yard, about forty feet by eighty-five feet, is found to the south of the building.

The most noticeable feature of this structure is the two-story front porch which is supported by four square columns. It is, of course, modern and is in no way sympathetic to the scale or design of the old house. An earlier porch, one story in height ran across the front of the building.

Window openings are evenly spaced and occur one per bay on the three floors. Six over six sashes are held in place by very narrow window frames trimmed with a half-inch bead. The tall first floor windows have one over one replacement sashes. The louvered shutters at each window are modern. There are now windows in the gable ends. The chimney at the south gable end has been rebuilt.

This is a side hall plan type building; therefore, the main entrance and stair are found on the same side of the building, in this case the north side. The main entrance in the north bay has a transom light of five square panes. There is a sidelight of three narrow panes; the panel beneath has reeded bolection molding. The door is oak with a heavy, bevel-edged glass panel.

Inside the stair has turned balusters and geometric step brackets on the open-string course. The fireplace mantle, typical of the late nineteenth century, is of marbelized slate with a tile hearth; turned posts flank the fire place opening. Interior doors have symmetrically molded trim with decorated corner blocks.

The rear ells are very plain. They have gable roofs and window and door trim which matches that on the main house. There is a side porch on the south side of the first addition. Heavy turned posts and foliated fret work brackets support the roof; there is a simple balustrade. This porch is nicely proportioned, if rather bold.

The building is covered with narrow weatherboarding. The cornice with return is very shallow; it projects rather far and displays a crude crown mold. The building is painted white with black shutters.

T-416

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 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 checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Mid Nineteenth Century BUILDER/ARCHITECT Uncertain

STATEMENT OF SIGNIFICANCE

This building is significant for its prominent location on North Washington Street. It is one of four mid to late nineteenth century buildings which stand near the north end of the Washington Street commercial district and represents one of the several styles of building which emerged after the decline of the Federal period. Although this is an extremely simple structure its tall proportions exemplify the concern with verticality which developed as a strong idea in architecture after the middle of the nineteenth century. This building is also sympathetic in scale to the other tall buildings north of Goldsborough, the North Building (T-40) and Masonic Hall (T-409) across the street and the Lednum House (T-41). Its side yard and garden provide a pleasant interlude in the commercial street, lined with row buildings, sidewalks and parking lots.

This was the home of Martin M. Higgins, Easton's first mayor who held office for three terms, from 1906 to 1908 and from 1910 to 1914. One of Mayor Higgin's chief concerns was organizing an efficient system of public utilities.

He eventually published a book, The History of the Reincarnation of Easton, Maryland (Easton, Maryland: Press of the Easton Star-Democrat) in 1926, discussing the establishment of the mayor and town council system of government and recording some of their activities during the first quarter of the twentieth century.

This property was purchased in 1801 by Nicholas Hammond, evidently as an investment and a building standing on the property at that time was rented as a residence. It passed to his daughter and was eventually sold to Mrs. Annie Beck in 1863. The present building appears on the Atlas of 1877, and may have been built by Mrs. Beck. Mayor Higgins purchased the house in 1901 and lived in it for many years.

- L135/F241 - 1901 - Annie Beck to Martin M. Higgins.
- L070/F413 - 1863 - Nicholas Hammond, Trustee to Annie Beck.
- L029/F085 - 1801 - Benjamin Willnote to Nicholas Hammond.
- L029/F068 - 1801 - John Thomas, Sheriff to Nicholas Hammond.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-416

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
The History of the Reincarnation of Easton, Maryland (Easton, Maryland:
Press of the Easton Star-Democrat) 1926.

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 30, 1976

STREET & NUMBER Box 1171

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

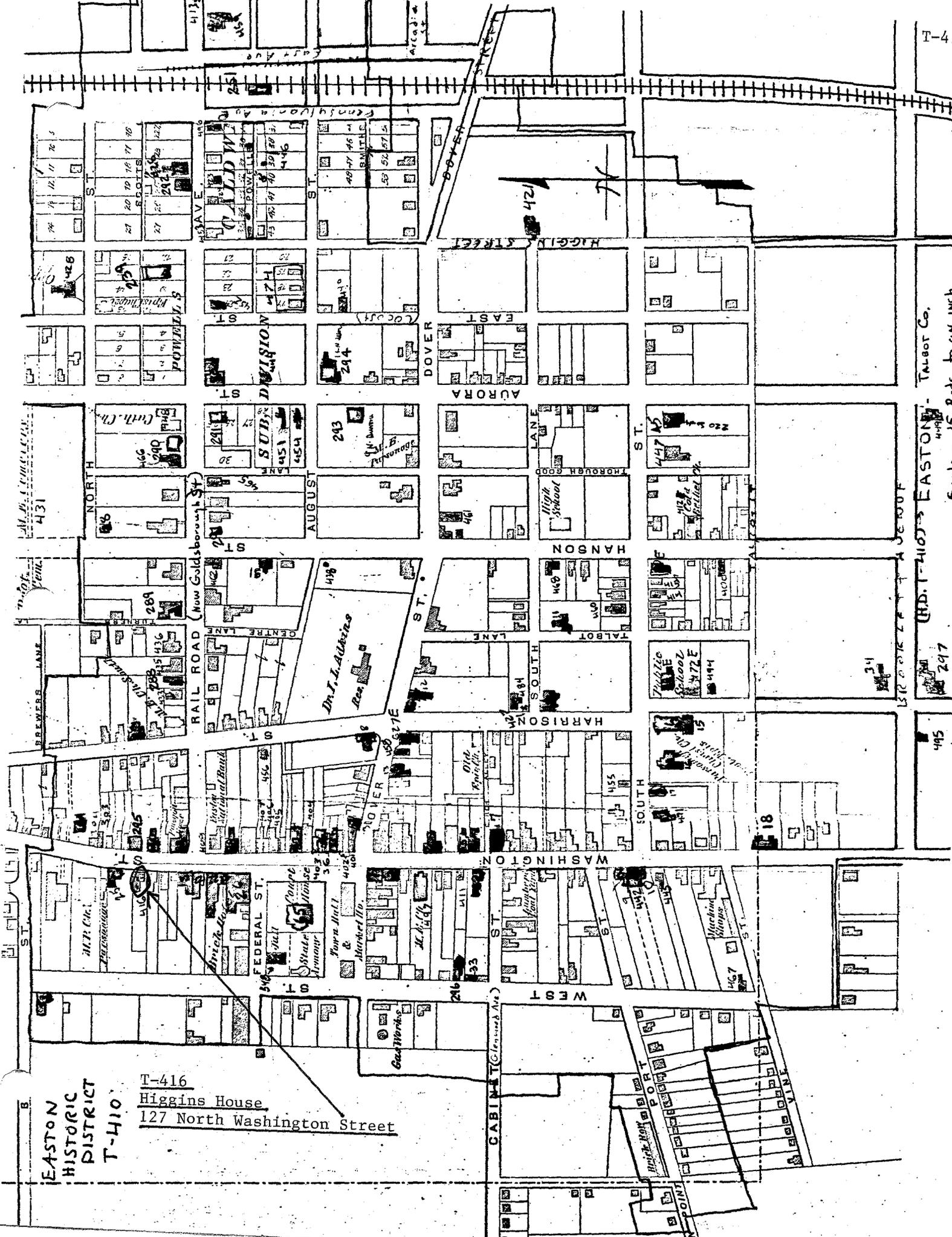
CITY OR TOWN Easton

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



EASTON HISTORIC DISTRICT T-110

T-416
 Higgins House
 127 North Washington Street

(RD. T-410) EASTON - Talbot Co.
 Scale - 15 Rods to an inch

495
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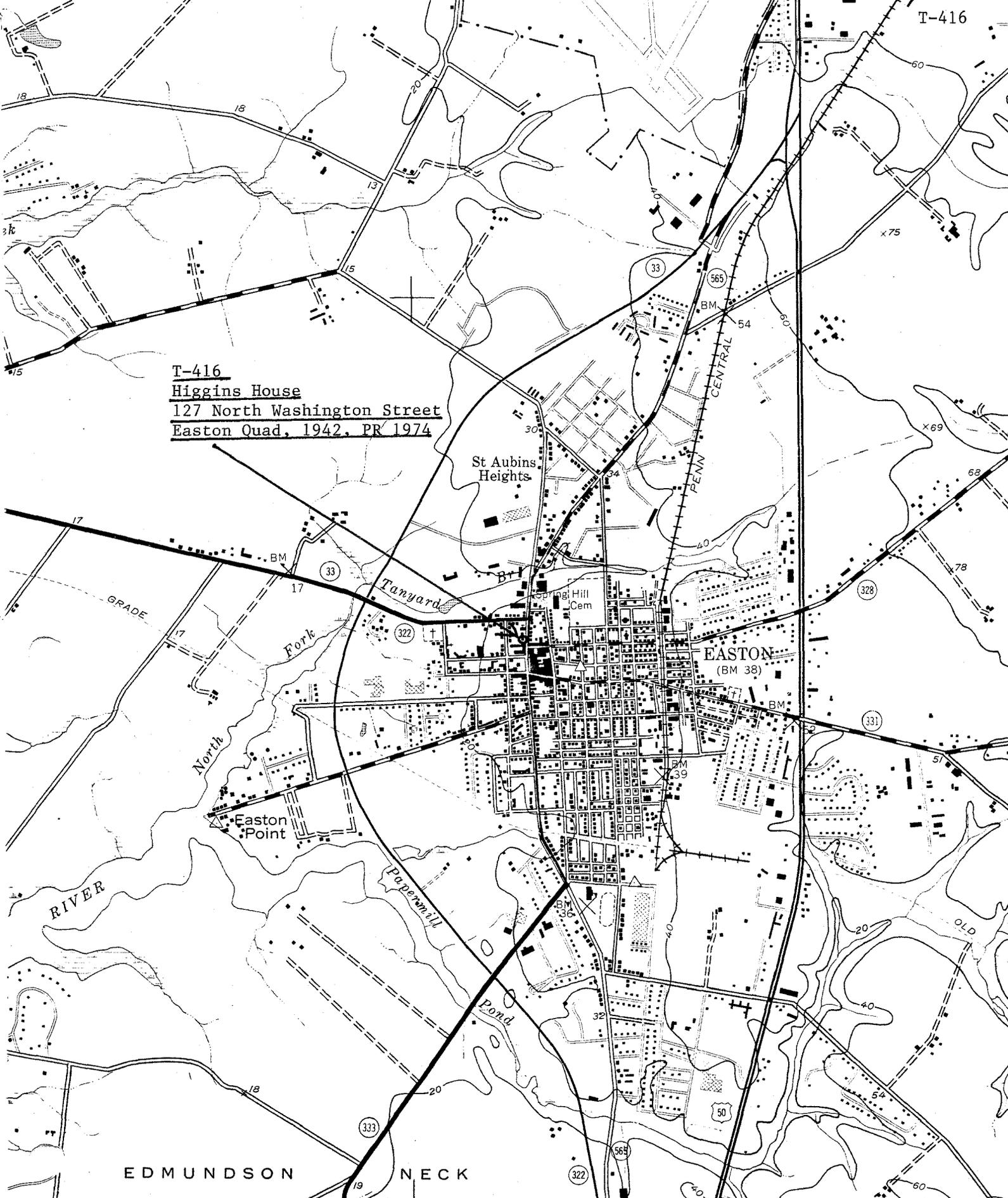
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AIRPORT

T-416

T-416
Higgins House
127 North Washington Street
Easton Quad, 1942, PR 1974

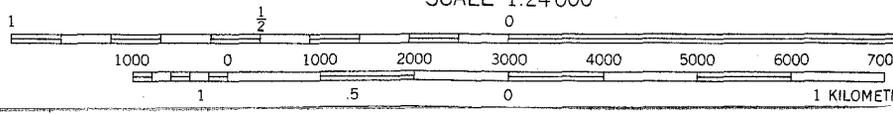


EDMUNDSON NECK

EASTON
(BM 38)

STUMPTOWN 1.8 MI.
TRAPPE 6.7 MI.
(TRAPPE)
5761 II NE

SCALE 1:24 000



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metric methods



.18 x 1.77

52% 416

HIGGINS HOUSE, EAST FACADE T-416
127 NORTH WASHINGTON ST

EASTON, MD

July 1976

MLFRITZ

F. R. VERNON - WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND 21601