

T-612  
Edwin W. Hopkins House  
St. Michaels  
private

c. 1908

The Edwin W. Hopkins house is a modest two-story, two-bay frame structure that was erected during the first decade of the twentieth century. In contrast to the immediately adjacent buildings this former house was erected to fit a narrow lot. The gable-front, two-bay configuration provided an adequate street elevation, while the balance of the house extended to the rear. The structure does contribute to the Victorian character of South Talbot Street.

The Sanborn Insurance maps indicate a structure has been located on this site since the late nineteenth century, however, the extant house appears to have been erected around 1908 on the same site as an earlier dwelling. The maps from 1891 and 1901 document a small house for the property, but by 1907 the lot is vacant. Five years later, the 1912 insurance map locates a structure on the lot that repeats the shape of the extant building.

The chain-of-title for this lot indicates that Julianna Harrington sold part of her inherited town property to Edwin W. Hopkins in 1905 for \$275 (145/365), while she had transferred the southern part of the lot several years earlier to W. Reese Young in 1878 (86/345). Julianna Harrington's house, referred to in another deed in 1886 (103/58), was probably the structure that appears on the 1877 town map as well as the 1891 and 1901 insurance maps but disappears by 1907. It is highly likely that Edwin W. Hopkins, after purchasing the old Harrington house, tore the building down after 1905, and by 1912 had erected a new structure on the same site. Hopkins held title to the Talbot Street lot until 1921 when he transferred ownership to Daisy B. Warner, who maintained interest in the property until 1977.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic EDWIN W. HOPKINS HOUSE

and/or common Peggy's House of Beauty

## 2. Location

street & number 404 Talbot Street  not for publication

city, town St. Michaels  vicinity of congressional district First

state Maryland county Talbot

## 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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 checked="" 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 Peggy's House of Beauty, Inc.

street & number 404 Talbot Street telephone no.: 822-4100

city, town St. Michaels state and zip code MD 21663

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Talbot County Clerk of Court liber 572

street & number Talbot County Courthouse folio 739

city, town Easton state MD 21601

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

Survey No. T-612

<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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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

The Edwin W. Hopkins house, now used as a hair stylist shop, is located at 404 South Talbot Street in the southern commercial district of St. Michaels, Talbot County, Maryland. The two-story, two-bay frame structure faces east with the gable roof oriented on an east/west axis.

Built around 1908, the two-story, two-bay frame structure is supported by a minimal brick foundation, and it is sheathed with a layer of artificial German type siding. The steeply pitched gable roof is covered with asphalt shingles. Attached to the back of the main block is a two-story service wing.

The east (main) two-bay elevation is marked by an entrance in the south bay, where a partially glazed front door is flanked by two-pane sidelights. The adjacent northern bay is filled with paired two-over-two sash windows. Stretching across the first floor is a turned post Victorian porch with sawn brackets and a square baluster handrail. Built atop the porch roof is a room lighted by a tripartite window of two-over-two sash. The large window is flanked by vinyl shutters. To each side the front room is lighted by two-over-two sash windows as well. The upper gable of the main block is pierced by a pointed arch two-over-two sash attic light. The eaves are slightly extended and finished with short returns at the base.

The north side of the building is marked by a two-story one-bay projecting bay lighted by two-over-two sash windows and covered by a flat roof. The main house is lighted by two-over-two sash windows as well.

The south side of the main block is defined by an asymmetrical fenestration with a single two-over-two sash window on the first floor and a pair of identical windows light the second floor.

The west (rear) elevation of the main house is covered largely by a two-story service wing. A porch is located across the south wall of the wing, and a narrow brick stack rises through the roof. The other features remain consistent with the rest of the house.

A full inspection of the interior was not accomplished at the time of initial survey.

# 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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:  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.

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**HISTORY AND SUPPORT**

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The chain-of-title for this lot indicates that Julianna Harrington sold part of her inherited town property to Edwin W. Hopkins in 1905 for \$275 (145/365), while she had transferred the southern part of the lot several years earlier to W. Reese Young in 1878 (86/345). Julianna Harrington's house, referred to in another deed in 1886 (103/58) was probably the structure that appears on the 1877 town atlas as well as the 1891 and 1901 insurance maps but disappears by 1907. Edwin W. Hopkins held the title to the Talbot Street lot until 1921 when he transferred ownership to Daisy B. Warner, (190/395) who maintained interest in the property until 1977.



*Edwin W. Hopkins House*

404 TALBOT STREET

T-612

YEAR: 1983 VOL: 572 PAGE: 739

FROM: Norman E. Howeth PRICE: \$54,000

TO: Peggy's House of Beauty, Inc.

NOTES Begins at SE corner of former Clifton Hope; run with Hope and Chesley 122' to NE corner Mary Madigan; S with Madigan 38' to NE corner of Mrs. Smith and Helen Goodsell; E 122' to Talbot Street; N on Talbot Street 38'4" to beginning.

Conveyed to Norman D. Howeth by Norman D. Howeth, PR, 1977, 511/62.

YEAR: 1977 VOL: 511 PAGE: 62

FROM: Norman D. Howeth, PR of estate Daisey B. Warner PRICE:

TO: Norman D. Howeth

NOTES Same description.

Devised to Norman D. Howeth by will of Daisey B. Warner, 39/358. Also, property devised to Daisey B. Warner by will of her brother Elmer C. Warner, 35/465.

YEAR: 1968 VOL: 425 PAGE: 542

FROM: Daisey B. Warner and Grace Warner Howeth PRICE:

TO: Elmer C. Warner

NOTES Begin on W side of Talbot Street at SE corner of Clifton Hope; run W with Hope and Srah F. Chesley 122' to NE corner of Mary Madigan; S with Madigan 38' to NW corner of Mrs. Smith and Helen Goodsale; E 122' to Talbot Street; N 34' to the beginning.

Conveyed to Warner and Howeth by John C. North 1957, 342/359.

YEAR: 1957 VOL: 342 PAGE: 359

FROM: John C. North, II. and Ethel T. PRICE:

TO: Daisey B. Warner and Grace Warner Howeth

NOTES Same description.

Conveyed to John C. North, II. by Daisey B. Warner 1957, 342/357

YEAR: 1957 VOL: 342 PAGE: 357

FROM: Daisey B. Warner PRICE:

TO: John C. North, II.

NOTES Same description.

Conveyed to Daisey B. Warner by Edwin W. Hopkins 1921, 190/395

YEAR: 1921 VOL: 190 PAGE: 395  
FROM: Edwin W. Hopkins PRICE: \$1500  
TO: Daisey B. Warner  
NOTES Same description: 38'x122'x34'4".  
Conveyed to Edwin Hopkins by Julianna Harrington 1905, 145/365.  
1921, 190/396 is a mortgage for \$1000.

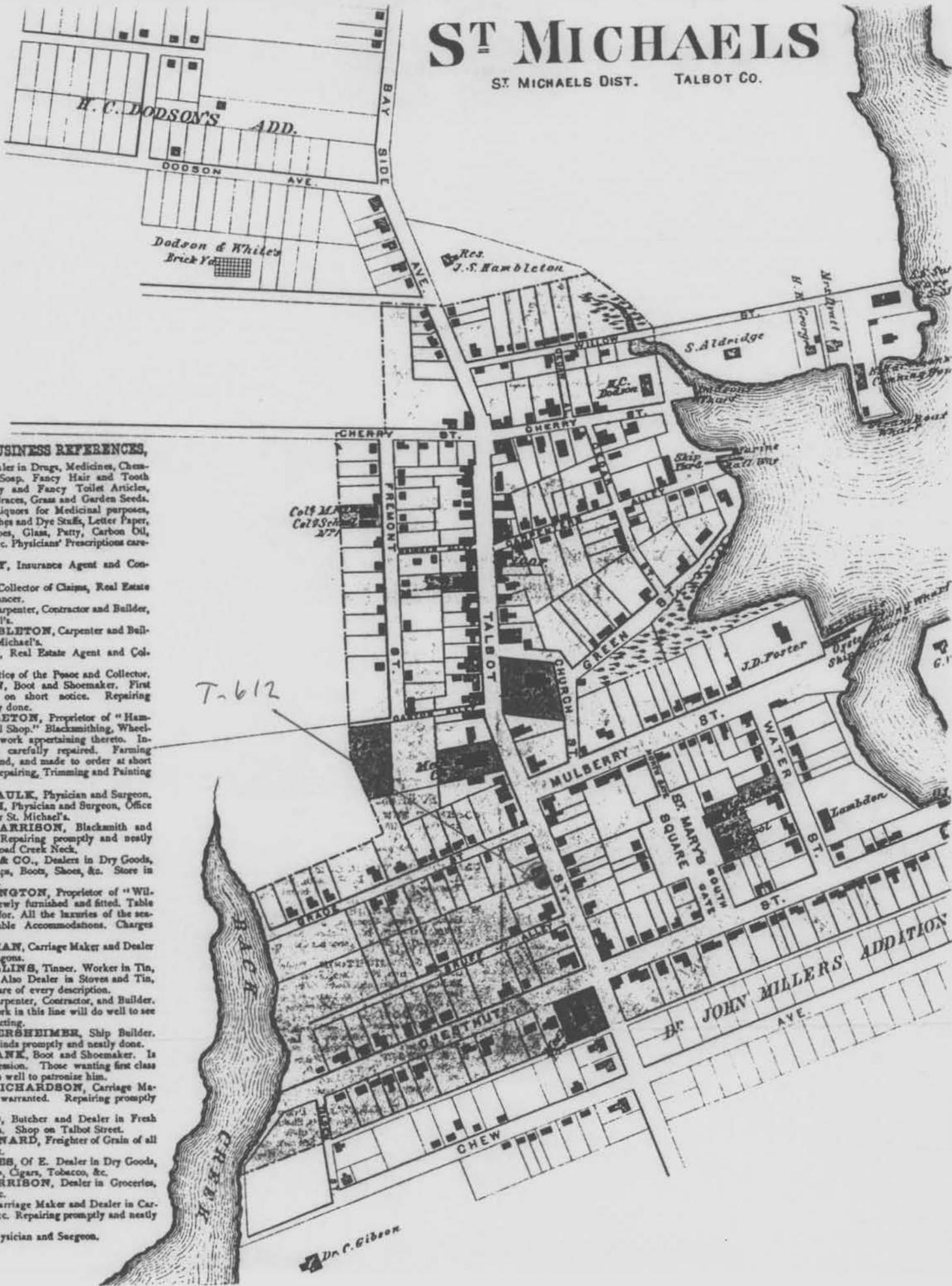
YEAR: 1905 VOL: 145 PAGE: 365  
FROM: Julianna Harrington PRICE: \$275  
TO: Edwin W. Hopkins  
NOTES Same description.  
Part of the land Julianna inherited by will of her aunt Sarah W. Harrington  
1875, 12/121.

YEAR: 1875 VOL: 12 PAGE: 121 (Will)  
FROM: Will of Sarah W. Harrington. PRICE:  
TO:  
NOTES To brother John, wife Henrietta and daughter Julianna - one house and  
lot on Talbot Street and all other property, real and personal. Prob. 1877.  
Sarah and John Harrington were children of Nathan Harrington (d. 1843).  
John Harrington, father of Nathan, bought lots 11 and 12(42 and 43 as renumbered)  
from John Thompson 1791, 24/367. This was a total of 120 feet north on Talbot  
Street from Thompson Street. Deed 1886, 103/58 (for 406 Talbot Street -  
T-614) indicates that this house was the dwelling house of Sarah W. Harrington.  
This lot completes (actually over-runs by 7'4") the original 120 feet purchased  
by John Harrington.

YEAR: 1791 VOL: 24 PAGE: 367  
FROM: John Thompson (of Baltimore) PRICE:  
TO: John Harrington  
NOTES Lots 11 and 12 (renumbered in the 1804 Survey as 42 and 43). The land  
was part of the real estate inherited by John's father John Thompson under  
the will of James Braddock in 1782. It was bought by James Wignal in 1784  
(21/417) who immediately sold it back to him (21/415). The Thompson lots on  
the west side of Talbot Street were known as "Thompson's Addition to St.  
Michaels". No plat of Thompson's for the "Addition" has been found.

# ST MICHAELS

ST. MICHAELS DIST. TALBOT CO.



**ST. MICHAEL'S BUSINESS REFERENCES,**

- DODSON,** Dealer in Drugs, Medicines, Chemicals, Fine Toilet Soap, Fancy Hair and Tooth brushes, Perfumery and Fancy Toilet Articles, Axes, Shoulder-Braces, Grass and Garden Seeds, Wines and Liquors for Medicinal purposes, Oils, Varnishes and Dye Stuffs, Letter Paper, Ink, Envelopes, Glass, Putty, Carbon Oil, Pipes, Chimneys, &c. Physicians' Prescriptions carefully Compounded.
- SEADDAWAY,** Insurance Agent and Conveyancer.
- W. DEAN,** Collector of Claims, Real Estate Agent and Conveyancer.
- EDYOTT,** Carpenter, Contractor and Builder, 30 at St. Michael's.
- H. HAMBLETON,** Carpenter and Builder, Shop at St. Michael's.
- BROWN,** Real Estate Agent and Collector of Taxes.
- PARKS,** Justice of the Peace and Collector.
- SMITHMAN,** Boot and Shoemaker. First class work done on short notice. Repairing promptly and neatly done.
- S. HAMBLETON,** Proprietor of "Hampton's Mechanical Shop." Blacksmithing, Wheelwrighting, and all work appertaining thereto. Incomplete Machinery carefully repaired. Farming Implements on hand, and made to order at short notice. Carriage Repairing, Trimming and Painting Specially.
- WILLIAM CAULK,** Physician and Surgeon.
- JAMES BETH,** Physician and Surgeon, Office and Residence near St. Michael's.
- LIAM S. HARRISON,** Blacksmith and Wagon Maker. Repairing promptly and neatly done. Shop in Broad Creek Neck.
- NEAVITT & CO.,** Dealers in Dry Goods, Cottons, Hats, Caps, Boots, Shoes, &c. Store in Broad Creek Neck.
- N. T. HARRINGTON,** Proprietor of "Williams House," Newly furnished and fitted. Table carefully catered for. All the luxuries of the season. Ample Stable Accommodations. Charges moderate.
- NIEL J. KILMAN,** Carriage Maker and Dealer in all kinds of Wagons.
- ORGE W. COLLINS,** Tinner, Worker in Tin, Sheet Iron, &c. Also Dealer in Stoves and Tin, and Sheet Iron ware of every description.
- E. BLADES,** Carpenter, Contractor, and Builder. Persons having work in this line will do well to see him before contracting.
- SEPH HERRGERSHEIMER,** Ship Builder. Repairing of all kinds promptly and neatly done.
- EVER FAIRBANK,** Boot and Shoemaker. Is skillful in his profession. Those wanting first class work done will do well to patronize him.
- ERISON & RICHARDSON,** Carriage Makers. All work warranted. Repairing promptly and neatly done.
- J. HOLLAND,** Butcher and Dealer in Fresh Meats of all kinds. Shop on Talbot Street.
- PT. C. R. LEONARD,** Freighter of Grain of all kinds to any point.
- OMAS BLADES,** Of E. Dealer in Dry Goods, Cottons, Hats, Caps, Cigars, Tobacco, &c.
- EMILY HARRISON,** Dealer in Groceries, Confectionery, &c.
- S. KILMON,** Carriage Maker and Dealer in Carriages, Wagons, &c. Repairing promptly and neatly done.
- A. DODSON,** Physician and Surgeon.

T-612





T-612

EDWIN W. HOPKINS HOUSE

St. Michaels, Talbot County, MD

Northeast elevation

3/88, Paul Touart, photographer

Negative/MD Historical Trust



T-612

EDWIN W. HOPKINS HOUSE

St. Michaels, Talbot County, MD

Southeast elevation

3/88, Paul Touart, photographer

Negative/MD Historical Trust