

T-633
Joshua M. Fairbank House
St. Michaels
private

c. 1867

Construction of this house is estimated to date during the ownership of Joshua and Josephine Fairbank, who purchased the Water Street lot from James and Louisa Seth in 1867, although the \$500 transfer price would suggest that the Fairbanks purchased a house and lot. The SETHS may have speculated by building the two-story dwelling with plans to sell an improved lot. In any case, Josephine Fairbank held title to the property until her death, and the estate trustee, Oliver S. Milliken, sold the house and lot in 1928 to George W. and Catherine Jefferson. Martin M. and Ruth Evans Hubbard acquired the Water Street lot in 1939.

The house is a basic two-story, three-bay frame structure with a shorter two-story, two-bay wing to the south. Four-over-four sash windows with wooden louvered shutters define each floor. Although the building retains its basic nineteenth-century shape, the interiors have been reworked with the removal of most period features.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic JOSHUA M. FAIRBANK HOUSE

and/or common HUBBARD HOUSE

2. Location

street & number 404 Water Street not for publication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 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 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 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 Ruth E. Hubbard

street & number 404 Water Street telephone no.:

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

street & number Talbot County Courthouse folio

city, town Easton state MD 21601

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. T-633

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.

The Joshua M. Fairbank house, known for the last fifty years as the Hubbard house, stands at 404 Water Street in the center of St. Michaels, Talbot County, Maryland. The two-story, three-bay frame structure faces east with the gable oriented on a north/south axis.

Built around 1870, this two-story, two-part frame house rests on a minimal brick foundation and is covered with a layer of vinyl siding. The medium pitched gable roof is sheathed with asphalt shingles. Attached to the south gable end of the main three-bay block is a shorter two-story, two-bay frame wing.

The east (main) elevation is an asymmetrical three-bay facade with an off-center glazed front door flanked by four-over-four sash windows that retain louvered wooden shutters. The front door is framed by a shallow pedimented surround. The second floor is lighted by three four-over-four sash windows, and the cornice is boxed. Rising through the south gable end of the main house is a brick chimney.

The north gable end is a plain wall with an extended eave, while the south gable end is largely covered by the shorter two-story, two-bay wing. Four-over-four sash windows with louvered shutters mark each floor. Extending westward from the two-story section is a kitchen wing.

The interior has been remodeled on the first floor with the relocation of the stair and the removal of any first floor partitions. The hearth against the south wall has been faced in brick. The second floor has been reworked as well with the removal of most nineteenth-century finishes.

8. Significance

Survey No. T-633

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 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
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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.

This two-story, three-bay frame house retains its basic nineteenth-century form with its stepped down two-story wing to the south. Four-over-four sash windows illuminate the each floor and survive with wooden louvered shutters. Although the exterior has been covered with vinyl siding, the house adds to the nineteenth-century row of buildings on Water Street. The interiors, however, were extensively reworked during the 1930s and 1940s with the removal of most period elements.

The construction of this house is estimated to date during the ownership of Joshua M. Fairbank, who purchased the Water Street lot from James and Louisa Seth in 1867,(73/435) although the \$500 transfer price would suggest that the Fairbanks purchased a house and lot. The Seths may have speculated by building the house with plans to sell an improved lot. In any case Josephine Fairbank, Joshua's wife, held title to the property until her death, and the estate trustee, Oliver S. Milliken, sold the house and lot in 1928 to George W. and Catherine Jefferson.(214/71) The Hubbards acquired the house in 1939.(245/511)

9. Major Bibliographical References

Survey No. T-633

10. Geographical Data

Acree 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 Paul B. Touart Architectural Historian

organization Private Consultant date 3/20/88

street & number P. O. Box 5 telephone (301) 651-1094

city or town Westover state MD 21871

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

YEAR: 1939 VOL: 245 PAGE: 511

FROM: Curtis Lee Garrett and Ruth Evans Garrett PRICE:

TO: Martin M. Hubbard and Ruth Evans Hubbard

NOTES Fronting 42 feet on Water Street; bounded on South by Elizabeth Olivia Burns; on the West by the school property; and on the North by Robert D. Lambdin. The lot is 120 feet deep and 44 feet wide at the school property.

Conveyed to Garrett by Jefferson 1934, 232/95. (1934, 245/512 is a mortgage for \$1350 to the Workingman's Building & Loan of St. Michaels)

This property consists of part of original lots 48 and 49 (about 17 feet of 49 and 25 feet of 48).

YEAR: 1934 VOL: 232 PAGE: 95

FROM: Catherine Jefferson, widow PRICE:

TO: Curtis Lee Garrett and Annie Evans Garrett

NOTES Same description as above.

Conveyed to George W. Jefferson and Catherine Jefferson by Mullikin, trustee for disposal of Fairbank estate 1928, 214/71.

YEAR: 1928 VOL: 214 PAGE: 71

FROM: Oliver S. Mullikin, trustee PRICE: \$800

TO: George W. Jefferson and Catherine Jefferson

NOTES Property was sold by authority of a decree of the Orphans' Court in the suit G. K. Wright & Son comp. vs Josiah Fairbank, ext. of Josephine Fairbank. Same description.

Conveyed to Josephine Fairbank by Joshua Fairbank 1867, 74/92

In 1871, Joshua Fairbank had sold a lot 36 feet by 120 feet to James F. Burns (77/466) and Josephine Fairbank had sold Elizabeth Burns a 2 foot strip in 1928 thus reducing the original 79 feet as bought from Seth to the 42 feet (should be 41 feet!) transferred here.

YEAR: 1867 VOL: 74 PAGE: 92

FROM: Joshua M. Fairbank PRICE:

TO: Josephine L. Fairbank

NOTES In this deed Joshua turns over to his wife the house, lot, and all furniture in consideration of the fact that her money (\$500) had been used to buy the property from Seth.

Conveyed to Fairbank by Seth 1867, 73/435.

YEAR: 1867 VOL: 73 PAGE: 435

FROM: James M. Seth and Louisa F. Seth PRICE: \$500

TO: Joshua M. Fairbank

NOTES Begins at a cedar at the NE corner of the Methodist Protestant burying ground; runs West 120 feet to James Keithley's lot; then North 79 feet to a lot of James M. Seth; then East 120 feet to Water Street and South 79 feet to the beginning.

By selling this lot to Fairbank, Seth breaks up the original Braddock plan of 60-foot-front lots. The burying ground (wider than the present Town property) extended to the southern edge of original lot 48. By selling 79 feet, the land bought by Fairbank extended across lot 48 and about 19 feet into lot 49. From this time the title-chain includes that of T-617.

YEAR: 1849 VOL: 62 PAGE: 249

FROM: Robert L. Seth PRICE: \$300

TO: James M. Seth

NOTES Lots 48, 49, 50 adjoining a lot held by the M E Church.

Conveyed to Robert Seth by Sarah Seth 1846, 60/103

YEAR: 1846 VOL: 60 PAGE: 103

FROM: Sarah Seth, widow PRICE: L&A + \$100

TO: Robert L. Seth

NOTES Lots 48, 49, 50.

How conveyed to James Seth not complete at this time.

Lot 48 was sold to Thomas Lambdin by James Braddock (1778, 21/92) and by Thomas Lambdin to Levin Mansfield (1799, 28/208). A transfer by Levin Mansfield was not found.

Lot 49 was sold to Daniel Lambdin by James Braddock (1778, 21/93). His will leaves his real estate to his two daughters, Sarah Seth and Anne Winchester.

The land was on the boundary between Janes Progress and The Beach - probably in Janes Progress.

ST MICHAELS

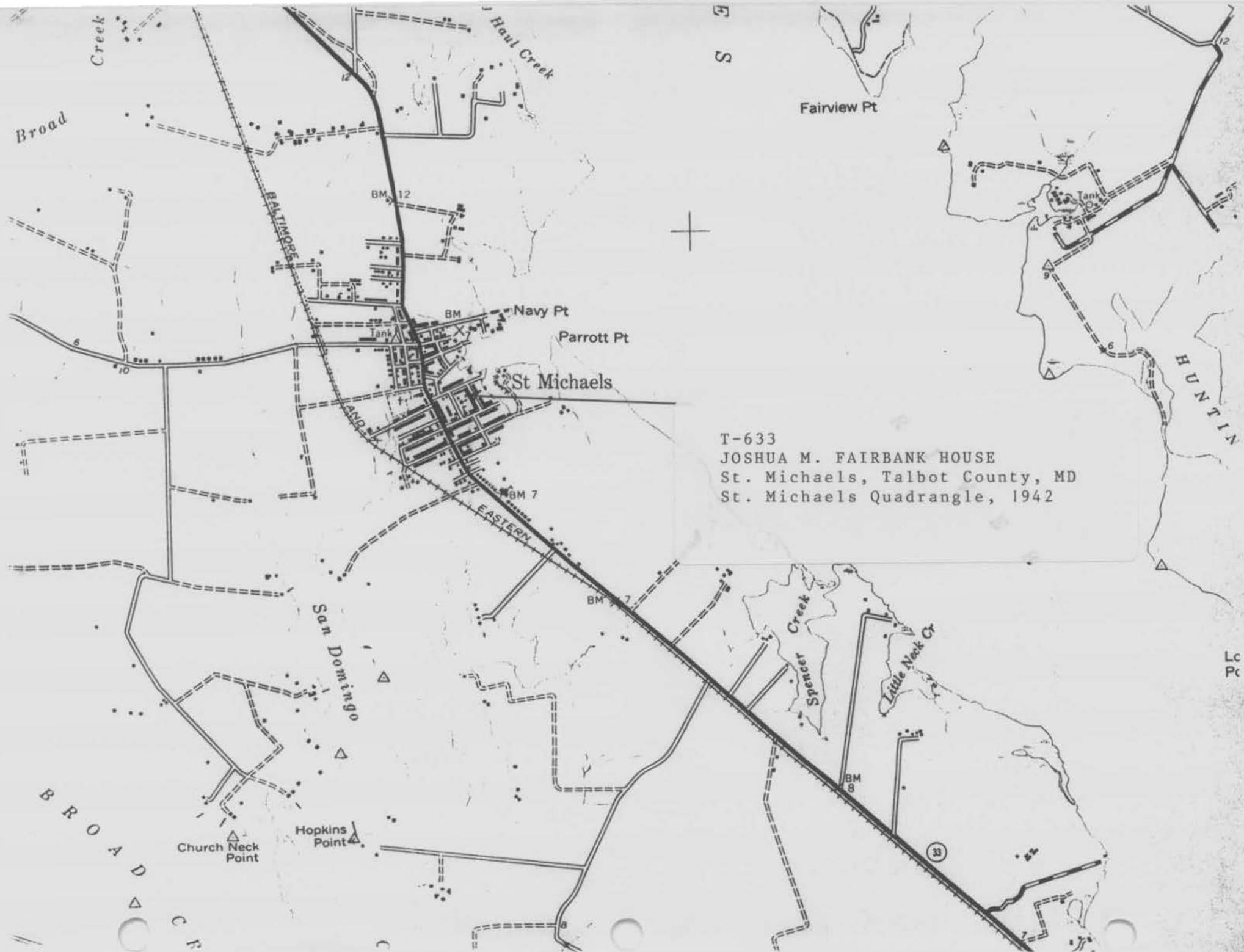
ST MICHAELS DIST. TALBOT CO.



MICHAEL'S BUSINESS REFERENCES,

- DODSON**, Dealer in Drugs, Medicines, Chemicals, Fine Toilet Soap, Fancy Hair and Tooth Brushes, Perfumery and Fancy Toilet Articles, Cases, Shoulder-Braces, Grass and Garden Seeds. Fine Wines and Liquors for Medicinal purposes. Oils, Varnishes and Dye Stuffs, Letter Paper, Pens, Ink, Envelopes, Glass, Putty, Carbon Oil, Stoves, Chimneys, &c. Physicians' Prescriptions carefully Compounded.
- HADDAWAY**, Insurance Agent and Conveyancer.
- N. W. DEAN**, Collector of Claims, Real Estate Agent and Conveyancer.
- OS DYOTT**, Carpenter, Contractor and Builder, Shop at St. Michael's.
- RED H. HAMBLETON**, Carpenter and Builder, Shop at St. Michael's.
- EDWARD J. DEAN**, Real Estate Agent and Collector of Claims.
- SPARKS**, Justice of the Peace and Collector.
- SMITHMAN**, Boot and Shoemaker. First class work done on short notice. Repairing promptly and neatly done.
- W. S. HAMBLETON**, Proprietor of "Hampton's Mechanical Shop." Blacksmithing, Wheel-righting, and all work appertaining thereto. Indicate 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.
- C. NEAVITT & CO.**, Dealers in Dry Goods, Notions, Hats, Caps, Boots, Shoes, &c. Store in Broad Creek Neck.
- IN T. HARRINGTON**, Proprietor of "Williams House," Newly furnished and fitted. Tables 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.
- GEORGE 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 HERGERSHEIMER**, Ship Builder. Repairing of all kinds promptly and neatly done.
- IVER FAIRBANK**, Boot and Shoemaker. Is skillful in his profession. Those wanting first class work done will do well to patronize him.
- MARRISON & 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.
- P. T. C. R. LEONARD**, Freightier of Grain of all kinds to any point.
- THOMAS BLADES**, Of E. Dealer in Dry Goods, Groceries, Cigars, Tobacco, &c.
- W. HARRISON**, Dealer in Groceries, Confectioneries &c.
- S. KILMON**, Carriage Maker and Dealer in Carriages, Wagons, &c. Repairing promptly and neatly done.
- A. DODSON** Physician and Surgeon.

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JOSHUA M. FAIRBANK HOUSE
St. Michaels, Talbot County, MD
St. Michaels Quadrangle, 1942

LC
PC



T-633

Joshua M. Fairbank House

St. Michaels, Talbot County, MD

Northeast elevation

3/88, Paul Touart, photographer

Negative/MD Historical Trust



DO NOT
THINK
OF
PARKING
HERE

T-633

JOSHUA M. FAIRBANK HOUSE

St. Michaels, Talbot County, MD

Northeast elevation

3/88, Paul Touart, photographer

Negative/MD Historical Trust