

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Hannah Davis House Inventory Number: WO-576
Address: Racetrack Road Historic district: ___ yes no
City: Berlin Zip Code: 21811 County: Worcester
USGS Quadrangle(s): Selbyville
Property Owner: Allen & Connie, LLC Tax Account ID Number: 03-005984
Tax Map Parcel Number(s): 206 Tax Map Number: 15
Project: MD 589: US 113 to US 50 Agency: Maryland State Highway Administration
Agency Prepared By: A&HC, Inc.
Preparer's Name: Erin Hammerstedt Date Prepared: 1/10/2008

Documentation is presented in: _____

Preparer's Eligibility Recommendation: ___ Eligibility recommended Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staf ___ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Physical Description: The 1.08-acre property containing the Hannah Davis House is located on the south side MD 589, commonly referred to as Racetrack Road. The property includes a single dwelling, a house (or garage with apartment above), and a small shed. The Hannah Davis House is a two-story wood frame building that is three bays wide and one room deep, with a side-gable roof. Windows throughout the main block are six-over-six double hung wood sash, with the exception of the attic windows, which contain small two-over-two sashes in square openings. The frame house stands on brick piers, is clad in a combination of wood shingles and T-111 siding (on the façade only), and has an asphalt shingled roof. Interior brick chimneys are present at each gable end. A one-story gabled ell is attached to the rear (north) elevation of the main block. The ell's asymmetrical gable roof includes a covered porch that faces southeast. This addition is clad in clapboards and contains an entrance under the porch and four two-over-two windows, two on each of the northwest and southeast sides. A modern two-story frame residence with a concrete block foundation and an asymmetrical gable roof now stands on the property west of the Hannah Davis House. This building includes a two-car garage, which occupies most of the first story. A modern shed also stands on the property, southeast of the house. Like the secondary residence/garage, it has a concrete block foundation, T-111 siding, and an asphalt shingle roof. The building has a gabled roof and six-over-six double hung windows.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Jim Van der ... ✓
Reviewer, Office of Preservation Services

7/2/08
Date

B. ...
Reviewer, National Register Program

7/2/08
Date

Brief History: This house was built between 1895 and 1900 to house the widowed Hannah Davis for the remainder of her life. Sometime between 1877 and 1895, John M. and Lillie A. Moore acquired the property identified on an 1877 map of the area as the residence of William Hatter (Lake, Griffing & Stevenson 1877). They then sold a lot measuring just over three acres in size and located a few hundred yards southeast of their residence to Hannah M. Davis for the "term of her natural life and no longer" for fifty dollars in 1895. Upon her death, the property would pass to her son, Vaughn Davis, who was a general farmer. Vaughn Davis and his wife Preeley sold six acres that belonged to his father and the three-acre property where his mother resided until her death to Severn Murray in 1923 (ODC 46/268).

In July of 1923, Severn W. and Blanche E. Murray sold the properties, via Walter G. and Anna R. Murphy, to John M. Stierwalt of Philadelphia for \$1,400 (ODC 49/454). Then in April of 1924, John M. and Anna M. Stierwalt sold the same to Charles E. Hadder (ODC 49/374). Hadder kept the property for 33 years before bequeathing it to his daughter, Elva Beatrice Hadder Chamberlain, in his will dated July 13, 1957. Hadder sold the property in 1968, and it changed hands again in 1968, 1971, 1974, and 1975. The property remained in the Addington family from 1975 until 2005, when the trustees of the Addington Living Trust sold this 1.08-acre property to Allen and Connie, LLC for \$250,000 (SVH 4422/649).

National Register Evaluation: The Hannah Davis House is not eligible for inclusion in the National Register under Criteria A, B, or C. The house is not directly associated with events or trends that have made a significant contribution to the broad patterns of our history; thus, it is not eligible under Criterion A. The house is not known to be associated with any person of particular importance on a local, state, or national level, and so it is not eligible under Criterion B. Although the building retains a relatively high degree of integrity, it is not architecturally significant. The house is an example of a common type, and does not embody distinctive architectural characteristics of its type or period of construction. The Hannah Davis House does not represent the work of a master or possess high artistic value. Therefore, the property is not eligible under Criterion C. The archaeological potential of the property has not been evaluated, so the property cannot be determined eligible under Criterion D.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____
 Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

 Reviewer, Office of Preservation Services

 Date

 Reviewer, National Register Program

 Date

WORCESTER COUNTY

HISTORIC SITE SUMMARY SHEET

SURVEY NO.: WO-576
NAME: Hannah Davis House
LOCATION: Southwest side of Racetrack Road (MD 589) near Ocean Pines
DATE: 1895-1900
ACCESS: Private

DESCRIPTION:

The Hannah Davis House occupies a 1.08-acre property on the southwest side of Racetrack Road (MD 589) near the community of Ocean Pines. The property includes three buildings: a turn-of-the-twentieth-century I-house, a modern residence/garage, and a small modern shed. The three-bay I-house is two-stories with a one-story rear ell. The house stands on brick piers, is clad in a combination of wood shingles and T-111 siding (façade only), and has an asphalt-shingle roof. Windows throughout the main block are six-over-six double-hung wood sash, with the exception of the attic windows, which contain small two-over-two sashes in square openings. Interior brick chimneys are present at each gable end. The rear ell's asymmetrical gable roof includes a covered porch that faces southeast. This addition is clad in clapboards and contains an entrance under the porch and four two-over-two windows, two on each of the northwest and southeast sides. The two modern buildings on the property are clad in T-111 siding and have concrete-block foundations and asphalt-shingle roofs. The residence/garage is two stories with a two-car garage occupying the majority of the first story.

SIGNIFICANCE:

The Hannah Davis House is not eligible for inclusion in the National Register under Criteria A, B, or C. The house is not directly associated with events or trends that have made a significant contribution to the broad patterns of our history; thus, it is not eligible under Criterion A. The house is not known to be associated with any person of particular importance on a local, state, or national level, and so it is not eligible under Criterion B. Although the building retains a relatively high degree of integrity, it is not architecturally significant. The house is an example of a common type, and does not embody distinctive architectural characteristics of its type or period of construction. The Hannah Davis House does it represent the work of a master or possess high artistic value. Therefore, the property is not eligible under Criterion C. The archaeological potential of the property has not been evaluated, so the property cannot be determined eligible under Criterion D.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WO-576

1. Name of Property (indicate preferred name)

historic Hannah Davis House (preferred)

other Addington House

2. Location

street and number Racetrack Road, southwest side not for publication

city, town Berlin X vicinity

county Worcester

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

name Allen & Connie, LLC

street and number 410 Ocean Avenue telephone

city, town Lynbrook state NY zip code 11563-3990

4. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds liber SVH 4422 folio 649

city, town Snow Hill tax map 15 tax parcel 206 tax ID number 03-005984

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count		
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	2
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	0	0
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	0	0
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	0	0
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1	2
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				0	

7. Description

Inventory No.

WO-576

Condition

excellent deteriorated
 good ruins
 fair altered

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

The 1.08-acre property containing the Hannah Davis House is located on the south side MD 589, commonly referred to as Racetrack Road. The property includes a single dwelling, a house (or garage with apartment above), and a small shed.

The Hannah Davis House is a two-story wood frame building that is three bays wide and one room deep, with a side-gable roof. The facade of the building is characterized by a central entrance flanked by one window in each of the outer bays, with three windows directly above each of the first floor openings. Two windows are present on each level of the building's gable ends, including the attic. Windows throughout the main block are six-over-six double hung wood sash, with the exception of the attic windows, which contain small two-over-two sashes in square openings. The frame house stands on brick piers, is clad in a combination of wood shingles and T-111 siding (on the façade only), and has an asphalt shingled roof. Interior brick chimneys are present at each gable end (Photographs 1, 2, and 3). A one-story gabled ell is attached to the rear (north) elevation of the main block. The ell's asymmetrical gable roof includes a covered porch that faces southeast. This addition is clad in clapboards and contains an entrance under the porch and four two-over-two windows, two on each of the northwest and southeast sides (Photographs 2 and 3).

A secondary modern residence now stands on the property west of the Hannah Davis House (Photograph 4). The building is two stories in height, although due to its asymmetrical gable roof, the north elevation is only one level. This, the façade of the building, contains a pedestrian door in the left bay and a two-car overhead metal garage door on the right. The building appears to be two rooms deep, with two windows on each level of the building's gable ends. This modern building has a concrete block foundation, T-111 siding, and an asphalt shingled roof. Windows throughout the building are horizontal two-pane sliding windows.

A modern shed also stands on the property, southeast of the house. Like the secondary residence/garage, it has a concrete block foundation, T-111 siding, and an asphalt shingle roof (Photograph 5). A metal ventilator is penetrates the center of the gabled roof. Six-over-six double hung windows are present on all sides, with two on the eaves sides and one on each gable end. A divided (dutch) door provides access to the shed from the northwest.

8. Significance

Inventory No.

WO-576

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1895-1900 **Architect/Builder** Unknown

Construction dates 1895-1900

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Hannah Davis House is not eligible for inclusion in the National Register under Criteria A, B, or C. The house is not directly associated with events or trends that have made a significant contribution to the broad patterns of our history; thus, it is not eligible under Criterion A. The house is not known to be associated with any person of particular importance on a local, state, or national level, and so it is not eligible under Criterion B. Although the building retains a relatively high degree of integrity, it is not architecturally significant. The house is an example of a common type, and does not embody distinctive architectural characteristics of its type or period of construction. The Hannah Davis House does it represent the work of a master or possess high artistic value. Therefore, the property is not eligible under Criterion C. The archaeological potential of the property has not been evaluated, so the property cannot be determined eligible under Criterion D.

The Hannah Davis House was built between 1895 and 1900 to house the widowed Hannah Davis for the remainder of her life. The property then passed to her son, Vaughn Davis, and was later transferred many times. The house was owned by the Addington Family from 1974 to 2005. It appears to be vacant to day.

In 1895, John M. and Lillie A. Moore conveyed a lot measuring just over three acres in size and located a few hundred yards southeast of their residence and on the opposite side of the road from the residence of John Henry Davis, deceased, to Hannah M. Davis for the "term of her natural life and no longer" for fifty dollars. That same deed specified that upon her death, the property would then be granted to her son, Vaughn R. Davis in fee simple (FHP 6/337). Tax records indicate that the house that stands on the property today was built in 1900 (Worcester County Tax Records). The house appears on a map of the area dating to 1901, which was surveyed in 1900, suggesting that the house may actually be a bit older (USGS 1901). Thus, it seems likely that the house was built for the widowed Hannah Davis between 1895 and 1900.

The three-acre tract on which the house was built c. 1895-1900 was part of a larger property owned and occupied by John and Lillie Moore in 1895. The property that the Moores acquired sometime between 1877 and 1895 was identified on an 1877 map of the area as the residence of William Hatter (Lake, Griffing & Stevenson 1877). The Moore/Hatter house appears to have been removed by 1901, likely in order to straighten and improve the county road (USGS 1901).

Hannah Davis' husband, John H. Davis had acquired the property on the opposite side of the road from this house in 1868, and resided there until he died in 1883. In 1880, Davis, who was then 45 years old and working as a laborer, resided with his wife Hannah, age 33, and four children named Charles, Maggie, Elanora, and Rosa, ages 13, 7, 5, and 2, respectively (United States Census, 1880). Their eldest son, Vaughn A. Davis, was married to Preeley Davis and lived on an adjacent farm formerly belonging to Thomas Massey. Upon his father's death in 1883, Vaughn Davis acquired his father's property.

In 1910, Vaughn and Preeley Davis had one son, Vaughn E. Davis, who was seven years old. Hannah M. Davis, age 62, was also listed with the family in the census that year (United States Census 1910). It is unclear if she was living with them, or still resided in

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. WO-576

Hannah Davis House Continuation Sheet

Number 8 Page 1

her own house. Vaughn was a "general farmer," and was the only member of the household with a noted occupation. Vaughn and Preeley Davis sold the 6-acre property of his father and the 3-acre property where his mother resided until her death to Severn Murray in 1923 (ODC 46/268). It appears that the home of John H. Davis on the south side of the county road had been removed by 1901, likely in order to straighten and improve the county road (USGS 1901).

In July of 1923, after owning the three-acre tract on the north side of the road with the house built for Hannah Davis and the six-acre lot on the south side of the road for just one month, Severn W. and Blanche E. Murray sold the properties, via Walter G. and Anna R. Murphy, to John M. Stierwalt of Philadelphia for \$1,400 (ODC 49/454). Just nine months later, in April of 1924, John M. and Anna M. Stierwalt sold the same to Charles E. Hadder (ODC 49/374).

After possessing the Hannah Davis House property for 33 years, Charles Edward Hadder bequeathed it and another property to his daughter, Elva Beatrice Hadder Chamberlain, in his will dated July 13, 1957. In 1968, Elva Beatrice Hadder Chamberlain and her husband Clinton H. Chamberlain sold these properties to Roland Beam Dickson and his wife Theresa Rose DeCinque Dickson: one of the properties transferred was the 11 $\frac{3}{4}$ -acre tract known as Cathell's Luck; the other was comprised of two lots, each measuring approximately one acre. It is this second tract that contains the Hannah Davis House, discussed here (FWH 235/594).

In 1971, Roland Beam Dickson and his wife Theresa Rose DiCinque Dickson sold 1.96 acres, including this property, to Unit Homes of Delmarva, Inc (FWH 321/149). Unit Homes of Delmarva, Inc. then sold the 0.96-acre property to containing this house to Bryant C. Hungerford in 1974, probably after building the modern two story garage building that stands on the property approximately 35 feet west of the house (FWH 434/549).

In 1975, Bryant C. Hungerford had the property surveyed, and sold the 1.08-acre tract to William and Alice Addington (FWH 479/215). It seems that the property was larger in 1975 than it had been in 1974, increasing from 0.96 to 1.08 acres, either as a result of a previous survey error, or the abandonment of the old county road, which now serves as the driveway to the property.

The property remained in the Addington family from 1974 until 2005. In 1990, William and Alice Addington transferred the property to themselves and Richard Lee Addington. Richard Addington died in 1993, and the property again belonged only to William and Alice Addington (1627/166). In 1994, the Addingtons had established the William and Alice Addington Revocable Trust, in which they specified that upon their death, their assets were to be distributed between their children, William R. Addington, Jr, and Merrie A. Hammond. William R. Addington died on February 6, 1997. His widow Alice Addington died on September 29, 2001 (SVH 3507/38). Per the terms of the trust, in 2002, the trustees of the William and Alice Addington Revocable Trust sold this property to William R. and Delores M. Addington, who then in 2003 transferred the property into the Addington Living Trust. In 2005, the trustees of the Addington Living Trust sold the 1.08-acre property to Allen and Connie, LLC for \$250,000 (SVH 4422/649).

9. Major Bibliographical References

Inventory No. WO-576

Lake, Griffing & Stevenson (publishers)
1877 *Atlas of Wicomico, Somerset & Worcester Counties, Maryland*. Philadelphia.

United States Geologic Survey (USGS)
1901 *Ocean City, Maryland*. 15-Minute Topographic Quadrangle.

United States Population Census
Population Census Data for 1880, 1910, 1920, and 1930 accessed at <<http://www.ancestry.com>>

10. Geographical Data

Acreage of surveyed property 1.08 acres
Acreage of historical setting 3 acres
Quadrangle name Selbyville Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Hannah Davis House stands on a 1.08-acre property on the south side of Racetrack Road (MD 589). The property is between Racetrack Road and the old county road that used to run on the south side of the house, and to which the house is oriented (see site plan). This property includes all of the current tax parcel referred to as Map 15, Parcel 206.

11. Form Prepared by

name/title	Erin Hammerstedt, Program Director		
organization	A&HC, Inc.	date	January 10, 2008
street & number	101 North Pennsylvania Avenue	telephone	(814) 364-2135
city or town	Centre Hall	state	Pennsylvania

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WO-576

Hannah Davis House
Continuation Sheet

Number 9 Page 1

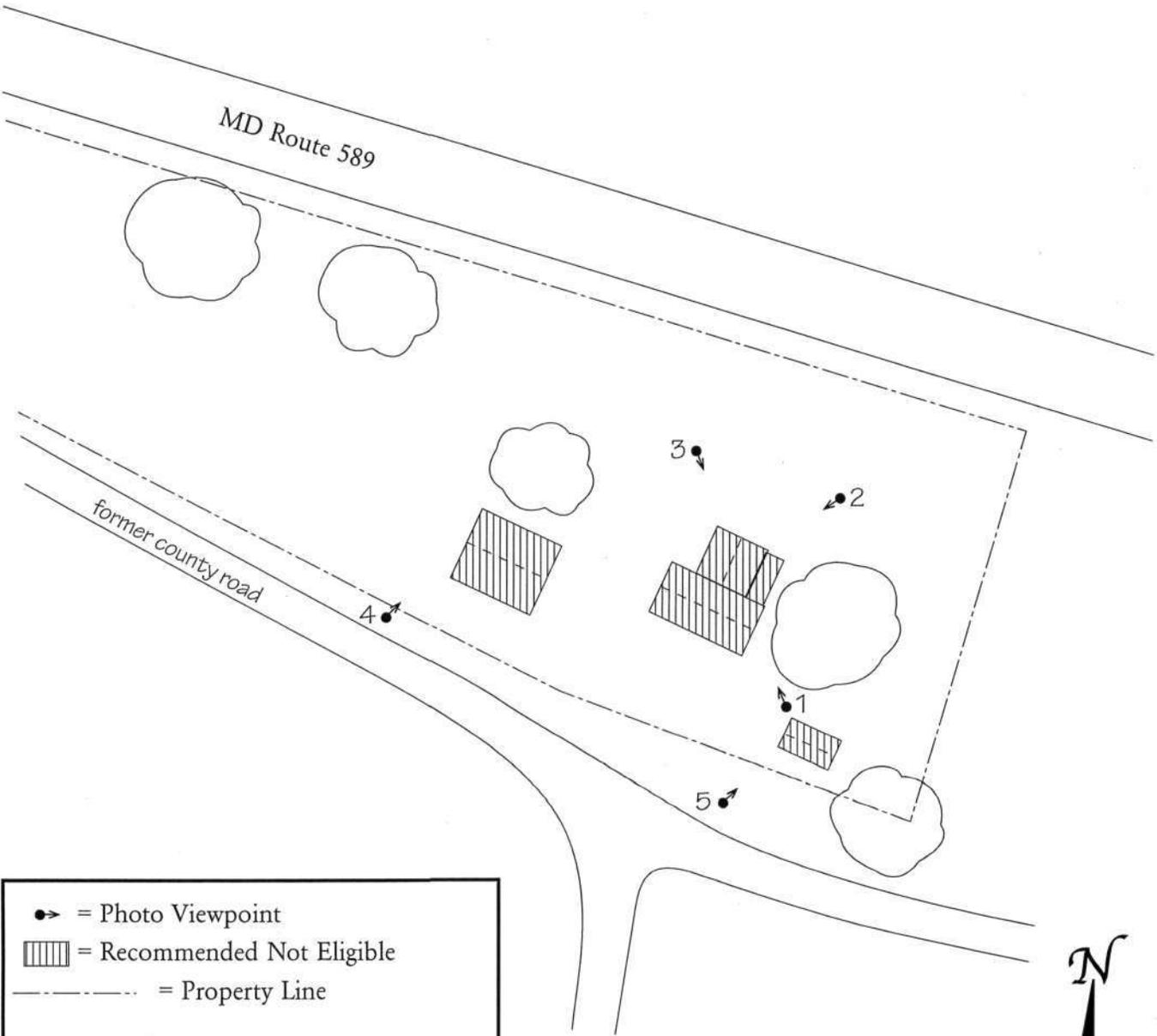
Worcester County Deeds

Worcester County Deeds accessed at <<http://www.mdlandrec.net/>>. Referenced in text by clerk's initials, liber, and folio.
ie/ (RWH 14/242)

Worcester County Tax Records

Worcester County Tax Records accessed at <<http://www.mdlandrec.net/>>.

Hannah Davis House (W0-576)
Racetrack Road, Southwest Side
Berlin, Maryland 21811



●➔ = Photo Viewpoint
▨ = Recommended Not Eligible
- - - = Property Line

0 50 feet
0 15 meters



WO-576

Hannah Davis House

Worcester, MD

E. Hammerstedt

12-3-07

MD-SHPO

Hannah Davis House, constructed c. 1895-1900,
facing northwest.



W0-576

Hannah Davis House

Worcester, MD

E. Hammerstedt

12-3-07

MD SHPO

Rear of the Hannah Davis House, facing
southwest.



W0 -576

3

Hannah Davis House

Worcester, MD

E. Hammerstedt

12-3-07

MD-SHPD

Rear of the Hannah Davis House, facing
south/southeast.



WO-576

Hannah Davis House

Worcester, MD

E. Hammerstedt

12-3-07

MD SHPO

Modern garage/residence on the property,
facing northeast.



WO-576

Hannah Davis Horse

Worcester, MD

E. Hammerstedt

12-3-07

MD SITPO

Modern shed on the property, facing northeast.