

Joseph's Cottage
20 West Street
Easton, Maryland 21601

T-33
1798-98

Joseph's Cottage was built about 1797-98 by Joseph Neall, a cabinet maker, to be used as his shop and residence. The one and one-half story frame building has two rooms per floor and a central entrance. Walls and ceiling are covered with boards inside; there is an enclosed corner stair. The steeply pitched roof is complimented by the large brick exterior chimney. Owned by the Talbot County Historical Society, the little house was restored for the Bicentennial.

MARYLAND HISTORICAL TRUST

2100334211
T-33

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Joseph's Cottage

AND/OR COMMON

Joseph Neall

2 LOCATION

STREET & NUMBER

20 West 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

Talbot County Historical Society

Telephone #: 301-822-0773

STREET & NUMBER

c/o Curator: Mr. Karl deRocheffort-Reynolds
27 South Washington Street

CITY, TOWN

Easton

— VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August, 29, 1967

—FEDERAL STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland 21601

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE 1973
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		<input checked="" type="checkbox"/> Restored

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Joseph's Cottage is a one-and-a-half story frame house which has recently been restored by the Talbot County Historical Society under the direction of James Woolen AIA. The structure, now rented to a real estate firm, is a part of the Talbot County Historical Society complex of historic structures and stands in the southwest corner of their gardens.

The structure is two rooms wide with a central entrance, and flanking windows. The roof is steeply pitched and finished with beaded, tapered barge boards. There are two small attic windows in the north gable end, one in the south gable.

The large brick chimney with exposed chimney-back is exterior to the structure and has a corbelled cap and chimney breast.

Wide beaded weatherboarding covers the house. On the front elevation the weather-boards are lapped, on the sides flush. Double corner boards and a box cornice with crown and bed moldings emphasize the front facade.

Window and door frames on the front are beaded. The back band molding is an ogee. Attic windows have plain frames. At each window is a four over four sash and single batten shutter. The main entrance door is also board and batten and reached by a small porch with three steps and a simple railing.

On the first floor, walls and ceilings are constructed of wide unbeaded boards and there is a central four-panel door. The fireplace has a simply molded surround and plaster overmantle. Floors are wide yellow pine.

Opposite the front door is a corner stair enclosed in boards. It leads to the second floor which is also divided by a beaded board partition.

A board and batten shed was constructed at the rear of the building at the time of restoration. Well-scaled to the old house, it contains a kitchen. Neighboring this building on the north is another early frame building (T-419) also restored by Talbot County Historical Society. The two buildings are enclosed by a picket fence with arrow head tops. Joseph's Cottage is painted yellow with light brown trim and darker brown shutters and door.

The partition between the first floor rooms is of beaded boards

8 SIGNIFICANCE

T-33

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

SPECIFIC DATES 1797-98

BUILDER/ARCHITECT Joseph Neall

STATEMENT OF SIGNIFICANCE

Joseph's Cottage is one of the town's earliest structures and represents a form of dwelling which may predate the brick Federal period structures more commonly found here. This structure was thoroughly researched in 1975 by Phoebe Jacobson. The major points of her report follows:

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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	DATE	November 9, 1976
ORGANIZATION	Historic Easton, Incorporated	TELEPHONE	Mr. Paul Parsons, 301-822-2706 President
STREET & NUMBER	Box 1171	STATE	Maryland 21601
CITY OR TOWN	Easton		

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

CONTINUE ON SEPARATE SHEET IF NECESSARY

LOT 116

(SEE T-32)

Lot 116^A was leased in 1797 by Chamberlaine to Joseph Neall,¹ eldest son of Solomon and Ruth Neall. The Nealls were Birthright Friends and members of Third Haven Monthly Meeting.² Joseph, a bachelor, was by trade a cabinet maker. He seems to have been a good workman and a careful planner. In 1798 he made an agreement with Chamberlaine for the opening of a street "to be known as Cabinet Street". The ^{now planned} new street, 60 feet in width, lay to the south of Lot 116. In the same deed Neall provided for a pathway to extend the 49.9 feet down the western edge of his property.³ He also bought a leasehold in the lot below Cabinet Street leasing it a few days later to Samuel and Henry Nichols, Jr.⁴ It was on 116, however, that Joseph made his home. By 1798 his establishment was composed of a one story wooden dwelling house, 20 x 16, with 5 windows, 40 x 16 inches; one window 30 x 16 inches and 2 windows 20 x 16. In addition there was a 12 x 12, five windowed kitchen, a 10 x 16 meat house and a large shop, 24 x 16. This 1798 description fits exactly the dimensions of 20 West Street.⁵ But at that time ^{the house} ~~it~~ was situated on a half an acre facing Washington Street.

In mid September of 1800 Joseph Neall, at that time in his 44th year, was appointed by the Third Haven Friends to attend Quarterly Meeting. So he did.⁶ But on the 1st of October he made his will. It was probated ten days later. In it he left his interest in the lot where he then dwelt, with all improvements, to his brother James. To this brother also he left his cabinet and joiners tools. The residue of his property went to his father.⁷ An inventory of Joseph's personal assets shows a considerable amount of furniture and wood

of all kinds.⁸ This was far too much to have furnished a small house ^{out} perhaps not too much to have belonged to a successful cabinet maker.

James Neall was married to Rachel Cox, a few months after Joseph's death. The young couple must have moved into Joseph's little frame house near the corner of Washington and Cabinet Street.⁹ An Assessment in 1804 lists James as living on 5/8 of an acre in a Dwelling house worth £40 with a kitchen, a granary, a shop and a meat house. The total value of this was £172.17.6.¹⁰ By 1810 the lease drawn between the widow of Samuel Edmondson, her new husband and Margaret Leonard speaks of the large brick dwelling house in possession of James Neall.¹¹ In April 1818 James Neall assigned his lease hold to Jabez Calwell.¹² By this time the Neall property had increased greatly in value. It included ^{besides} the three story brick house, a two story frame shop with a back addition, a brick kitchen, a meat house, a stable carriage house, a plank shed, a shed kitchen, a milk house, a necessary and a frame dwelling house.¹³ Jabez Caldwell's assessment for 1826 furnishes an insight into the "long journey" of Joseph Neall's dwelling house. It describes Caldwell's property as containing a 3 story brick house with a brick kitchen. A meat house, a frame shop. Then it continues with these words "on West Street frame dwelling house \$60 kitchen \$8".¹⁴ This would imply that the house had been moved from the ^{Washington Street} side of 116 to the West Street side. Tenants for these establishments were listed as D. Ring and Messrs. [?] Vinson. Who occupied which dwelling is not clear. This 1826 Assessment also indicates that a frame dwelling house, occupied by negroes stood on a corner of Washington and Cabinet Street, but it does not designate the corner.

In 1833 Joseph Caldwell administrator of Jabez sold the leasehold on Lot 116 to John Goldsborough¹⁵ and from the heirs of John Goldsborough the western part of the Lot came into the hands of James McNeil in 1837.¹⁶

SOUTHERN HALF OF 117

During all these years between 1797 and 1837 while Lot 116 passed into McNeil hands the history of the ~~southern~~ half of Lot 117 was also being recorded. Eleanor Edmondson after several years of widowhood married Henry Covey, a farmer. She had sold the upper ^{or northern} portion of 117 in 1804 to Tristram Needles; the lower ^{or southern} portion was conveyed soon after Edmondson's death at public auction to Caleb Stanfield.¹⁷ That house was then occupied by a Richard Stanfield. In 1810 Caleb Stanfield assigned the lease to a relative, Margaret Leonard. At the time of the latter sale it was rented by John Dawson. This house on this lower portion of the lot 117 faced Washington Street. If there were a house on the West Street side of the lot at this time it would have to have been tenanted by successors to Thomas Bradshaw or Philemon Willis. The Sanborn Insurance maps of 1896 show nothing on the Washington Street side of lower 117. The house that stood there, once occupied by John Brice, and latter by the Stanfields, must have come down before that date.

There is a very long period between the last record of the site of #20 in 1810 when it came into possession of Margaret Leonard and the next transaction in 1877 when it appears as a part of the estate of James McNeil.¹⁸ This simply means that one or more vital instrument have been missed. From records available it would seem that McNeil possessed not only Lot 116 on which stood the big brick house and the little frame, but also the southern part of 117 where #20 stands today. A chancery ~~suit~~ involving his heirs introduced in May of 1870 states that McNeil had

owned one frame dwelling house on the northeast corner of West Street and Cabinet Street then occupied by James Colgan. The depositions taken on its value judged that to be between \$700 and \$500. Was this the frame house moved by Jabez Caldwell to the West Street side of Lot 116 and later moved again a few yards up the street, possibly by James McNeil or by William Parrott?¹⁹ However it got there, #20 West today by all measurement, was in 1798 the dwelling house of Joseph Neall, cabinet maker. The Historical Society structure was erected by Joseph's brother James Neall, also a cabinet maker. The origin of #18 is unknown. Can we say it might have been erected by Samuel Edmondson?

section II

1. Talbot County Land Records 28, f. 577; 26, f. 277
2. Third Haven Monthly Meeting, Births and Burials, Births, p. 14
3. Talbot County Land Records 28, f. 30
4. Talbot County Land Records 27, f. 367 and 369
5. Federal Direct Tax, 1798, Talbot County, Particular List of Haven Hundred, p. 17.
6. Third Haven Monthly Meeting Minutes, 14th day, 8th mo., 1800.
7. Talbot County Wills JP#5, f. 369
8. Talbot County Accounts of Sales, 1799-1801, p. 335
9. Third Haven Monthly Meeting Marriages, p. 257
10. Talbot County Assessment Book, Dist. 3, Real Property, 1804, p. 24
11. Talbot County Land Records 34, f. 176
12. Talbot County Land Records 50, f. 441
13. Talbot County Tax Assessment 1817, Real Property, Dist. 1, p. 7.
14. Talbot County Tax Assessment, 1826 Real Property, Dist. 1, p. 7.
15. Talbot County Land Records 53, f. 20 *See F 44*
16. Talbot County Land Records 50, f. 441 *See F 44*
17. Talbot County Land Records 34, f. 176
18. Talbot County Chancery Records 13, f. 210
19. Talbot County Land Records 84, f. 95



EASTON
HISTORIC
DISTRICT
T-410

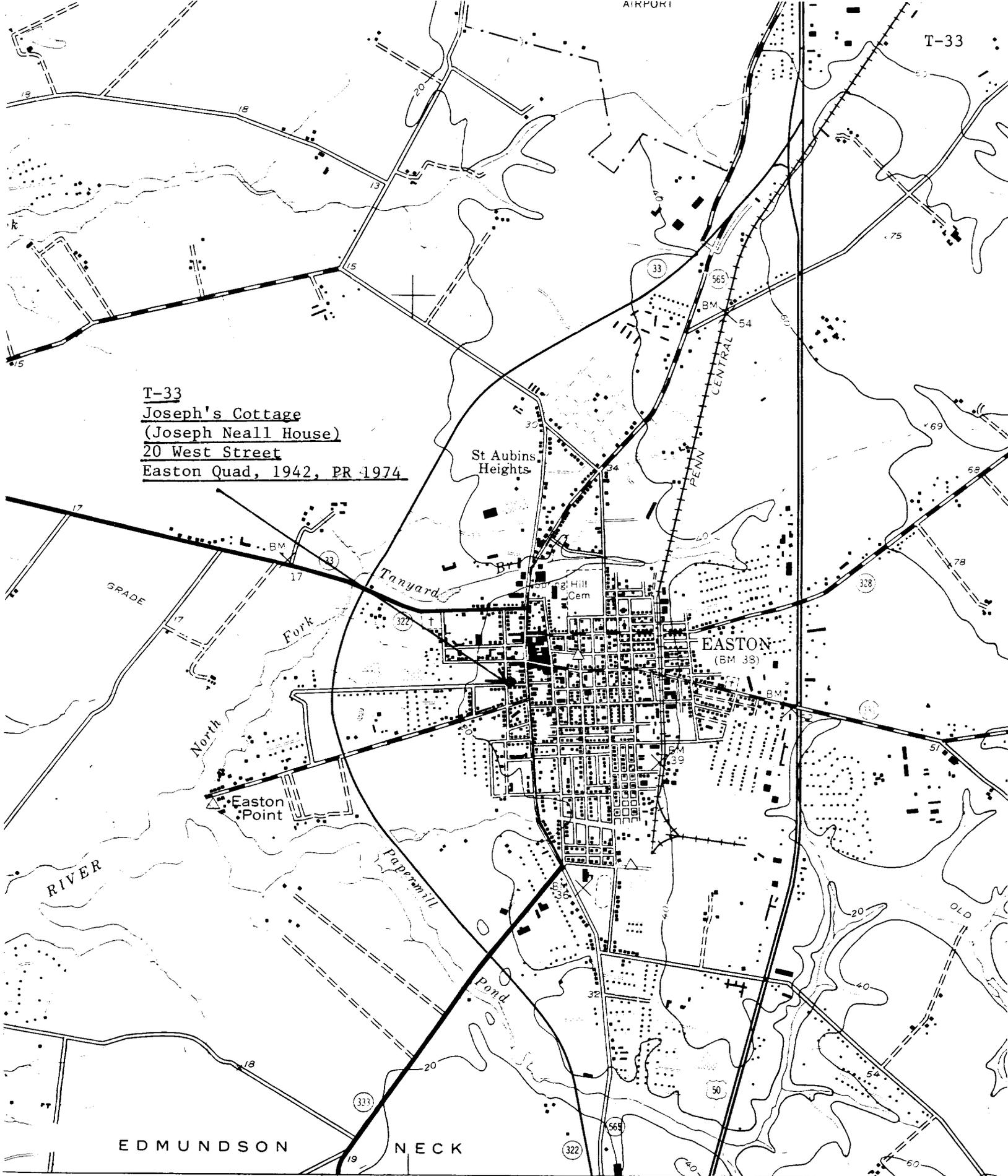
T-33
Joseph's Cottage
(Joseph Neall House)
20 West Street

TALBOT CO.
Scale - 15 Rods to an inch

H.D. T-410 EASTON

297
495

T-33
Joseph's Cottage
(Joseph Neall House)
20 West Street
Easton Quad, 1942, PR 1974



EDMUNDSON NECK

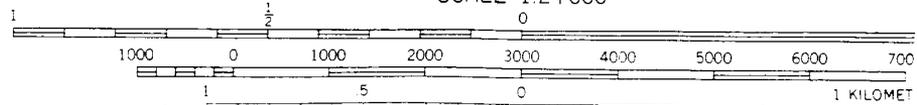
EASTON
(BM 33)

STURBETOWN 14 MI
TRAPPE 67 MI
(TRAPPE)
5761 II NE

SCALE 1:24 000

vey

metric methods





Dwelling, Easton, Talbot County

20 West St., Easton

Joseph's Cottage

T-33

110

DAG 67



12 x 1.70

75% 33

T-33

~~F-123~~

20 So. WEST STR.
EASTON, MD.

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

WEST FACADE

July 1976

M. FRITZ



1-55



Joseph's Cottage (Joseph Neall House)
20 West Street, Easton
Northwest Facade