

S-437  
Beatrice Waters House  
Upper Hill  
Private

Historically identified as the Beatrice Waters house, this two-story side hall/parlor frame dwelling stands out in the village of Upper Hill as one of the oldest structures. Estimated construction dates around 1870, and the dwelling is distinguished by a well-detailed exterior. Paneled corner pilasters trim the principal corners of the main house as well as a shorter two-story rear wing. Trimming the base of the gable roofs are modillion block cornices. Both the paneled pilasters and block cornices are features commonly found on houses dating to the third quarter of the nineteenth century. Relatively few twentieth century alterations have been made to the exterior, thereby preserved a distinct nineteenth century appearance. The first and second floors are lighted by six-over-six sash windows that are framed by a narrow beaded surround, another common woodwork finish for the mid-to-late nineteenth century. Due to its c. 1870 date this house remains one of the most significant structures in this historic black community, although it remains uncertain for whom the house was originally built.

This property, located in the heart of Upper Hill, has been held by the Waters family since the early twentieth century. A 1916 deed transferred ownership from Robert H. Jones, a wealthy landowner and farmer, to Stephen G. Waters, in whose

family the property has remained to this day. Upon the death of Stephen G. Waters, the house and lot, located on "Freetown Hill," passed to his widow, Marcellina, and then to their many children. Ultimately the property was conveyed to Beatrice E. Waters on September 14, 1960.

HISTORIC CONTEXT INFORMATION

Resource Name: BEATRICE WATERS HOUSE

MHT Inventory Number: S-437

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA:

- 1) Historic Period Theme(s): Architecture
- 2) Geographic Orientation: Eastern Shore
- 3) Chronological/Development Period(s):  
Industrial-Urban Dominance  
1870-1930
- 4) Resource Type(s): Single-famliy dwelling

**Maryland Historical Trust  
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. S-437

Magi No.

DOE  yes  no

**1. Name** (indicate preferred name)

historic

and/or common BEATRICE WATERS HOUSE

**2. Location**

street & number West side of Upper Hill Road  not for publication

city, town Upper Hill  vicinity of  congressional district First

state Maryland  county Somerset

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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

name

street & number telephone no.:

city, town state and zip code

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Somerset County Clerk of Court liber ITP 370

street & number Somerset County Courthouse folio 743

city, town Princess Anne state MD 21853

**6. Representation in Existing Historical Surveys**

title  
date  federal  state  county  local

pository for survey records

city, town state

## 7. Description

<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	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 Beatrice Waters house stands on the west side of Upper Hill Road in the center of Upper Hill, Somerset County, Maryland. Upper Hill is a small, rural black community located immediately east of the larger village of Upper Fairmount, the location of the closest post office. The Waters house faces east with the principal gable roof oriented on a north/south axis.

Dating around 1860-70, this two-story, side hall/parlor frame house is probably one of the oldest structures remaining in this historic black community. Resting on a low brick foundation, the house is sheathed with plain weatherboards, and the medium pitched roof is covered with asphalt shingles. Attached to the back of the single-pile main block is a shorter two-story wing, which is extended farther west by a single-story gable roofed addition. Single-story shed rooms extend to the south of the rear wing.

The east (main) elevation of the side hall/parlor house is marked by a front door that occupies the northernmost bay. The front door is framed by sidelights, and six-over-six sash windows light the first and second floors. The windows are framed by a narrow beaded edge surround. The corners of the front block are trimmed with paneled pilasters that rise to a modillion block cornice that trims the base of the roof.

Marking the south gable end are pairs of six-over-six sash windows that light the first and second floors and flank an interior end brick stove chimney. The eaves to the roof are extended and trimmed with a block cornice identical to the front of the house. The north gable end, on the other hand, is pierced by off-center six-over-six sash windows that light the first and second floors.

The west side of the single-pile main block is partially covered by the shorter two-story, two-bay service wing that is trimmed with corner pilasters and a modillion block cornice like the front portion. Rising through the gable end is an interior end brick stove chimney. The rear wing is extended on two sides. To the rear is a single-story frame kitchen and to the south is a shed roofed addition incorporating two enclosed rooms that flank an open porch.

# 8. Significance

Survey No. S-437

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**

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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This property, located in the heart of Upper Hill, has been held by the Waters family since the early twentieth century. A 1916 deed transferred ownership from Robert H. Jones, a wealthy landowner and farmer, to Stephen G. Waters, in whose family the property has remained to this day. Upon the death of Stephen G. Waters, the house and lot, located on "Freetown Hill," passed to his widow, Marcellina, and then to their many children. Ultimately the property was conveyed to Beatrice E. Waters on September 14, 1960. (Somerset County Land Record, WJS 71/2)



S-437  
BEATRICE WATERS HOUSE  
Upper Hill, Somerset County, Maryland  
Chain of title Map 39, Parcel 91

ITP 370/743                      Beatrice E. Waters, widow

to

11/12/1987                      Robert C. Waters  
                                    Bertie L. Waters

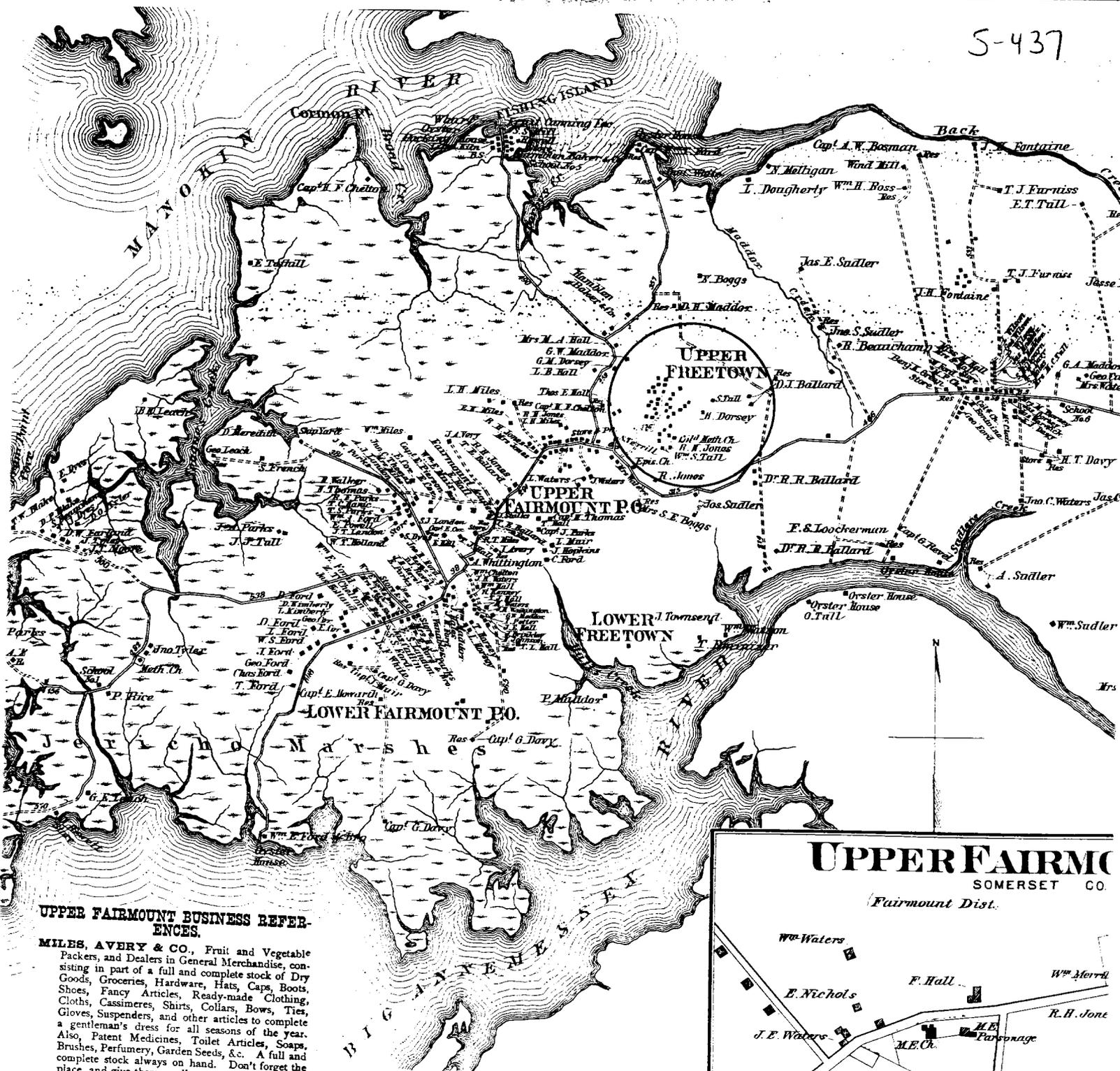
WJS 71/2                          Robert H. Jones

to

6/26/1916                      Stephen G. Waters

"Freetown Hill"

upon the death of said Stephen G. Waters, the  
above described land descended unto widow  
Marcellina Waters, and children, Beatrice E.  
Waters, Stephen G. Waters, Jr., Harold Waters  
Ethel Maddox, Sadie M. Waters, Lula A. Waters,  
John B. Waters, Norman Waters, property was  
ultimately conveyed to Beatrice E. Waters by  
deed September 14, 1960 GJB 203/110

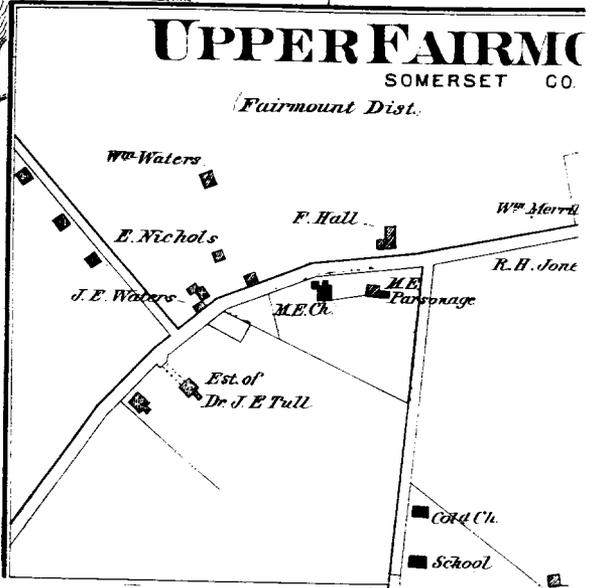


**UPPER FAIRMOUNT BUSINESS REFERENCES.**

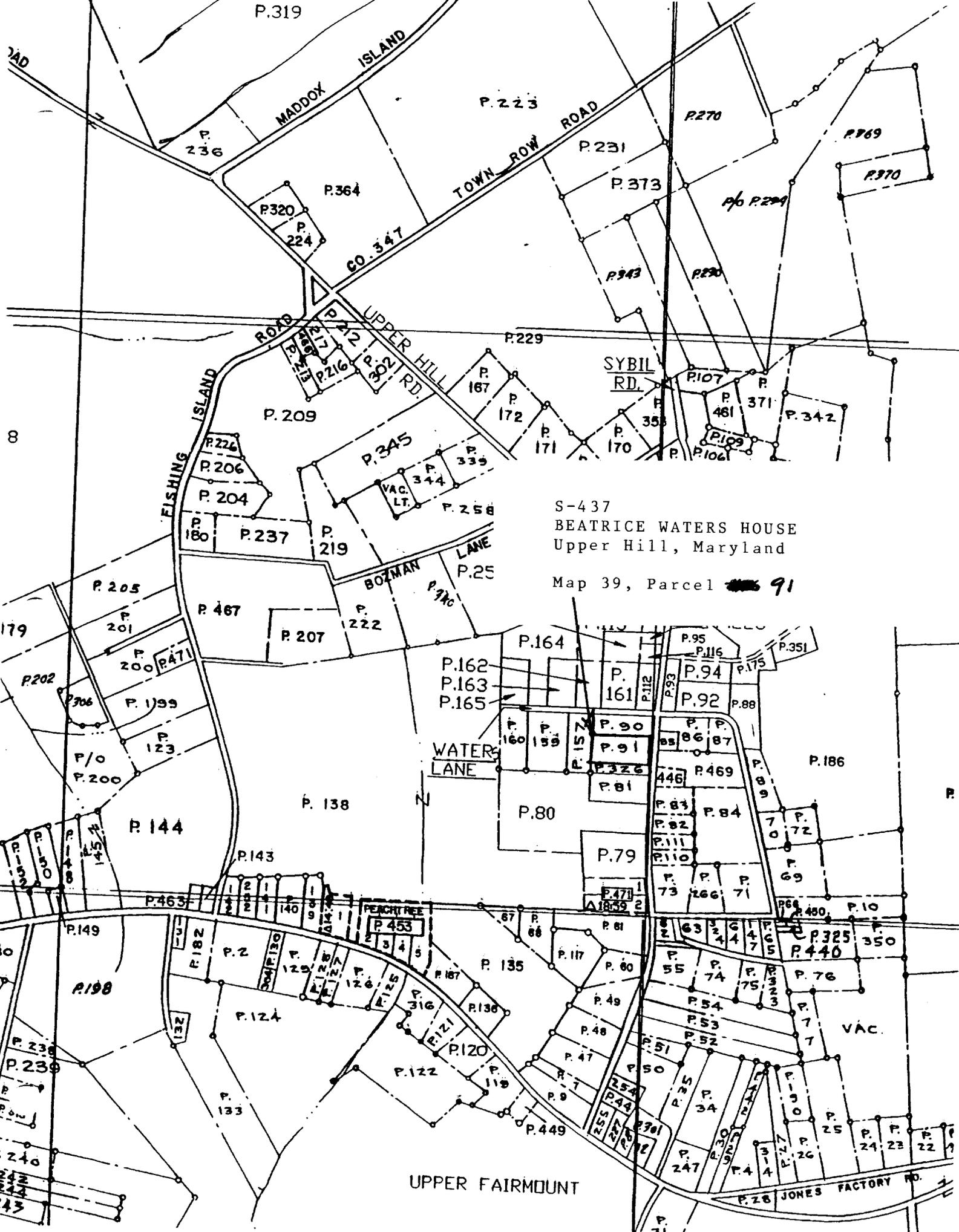
- MILES, AVERY & CO.**, Fruit and Vegetable Packers, and Dealers in General Merchandise, consisting in part of a full and complete stock of Dry Goods, Groceries, Hardware, Hats, Caps, Boots, Shoes, Fancy Articles, Ready-made Clothing, Cloths, Cassimeres, Shirts, Collars, Bows, Ties, Gloves, Suspenders, and other articles to complete a gentleman's dress for all seasons of the year. Also, Patent Medicines, Toilet Articles, Soaps, Brushes, Perfumery, Garden Seeds, &c. A full and complete stock always on hand. Don't forget the place, and give them a call.
- W. E. FORD & BRO.**, Oyster Packers and Dealers in Dry Goods, Groceries, Notions, Boots, Shoes, Hats, Caps, Hardware, and General Merchandise. Lower Fairmount.
- Dr. E. S. MILES**, Physician and Surgeon.
- B. K. GREEN**, Dealer in General Merchandise, such as Dry Goods, Groceries, Hardware, Queensware, Hats, Boots, Shoes, Notions, and all goods suitable for a first-class country store. Westover.
- W. S. LONG**, Dealer in Hardware, Tinware, Groceries, Notions, &c. Store near Westover, Md.
- JOSEPH GILPIN** offers a fine farm of 410 acres for sale. Westover.

# FAIRMOUNT

Dist. No. 6  
SOMERSET CO.



P.319



S-437  
 BEATRICE WATERS HOUSE  
 Upper Hill, Maryland

Map 39, Parcel ~~90~~ 91

8

179

30

UPPER FAIRMOUNT

JONES FACTORY RD.

MARION QUADRAI  
MARYLAND-SOMERS  
7.5 MINUTE SERIES ORTHOPHOTO

5860 III NE  
(MONIE) 429

430

47'30"

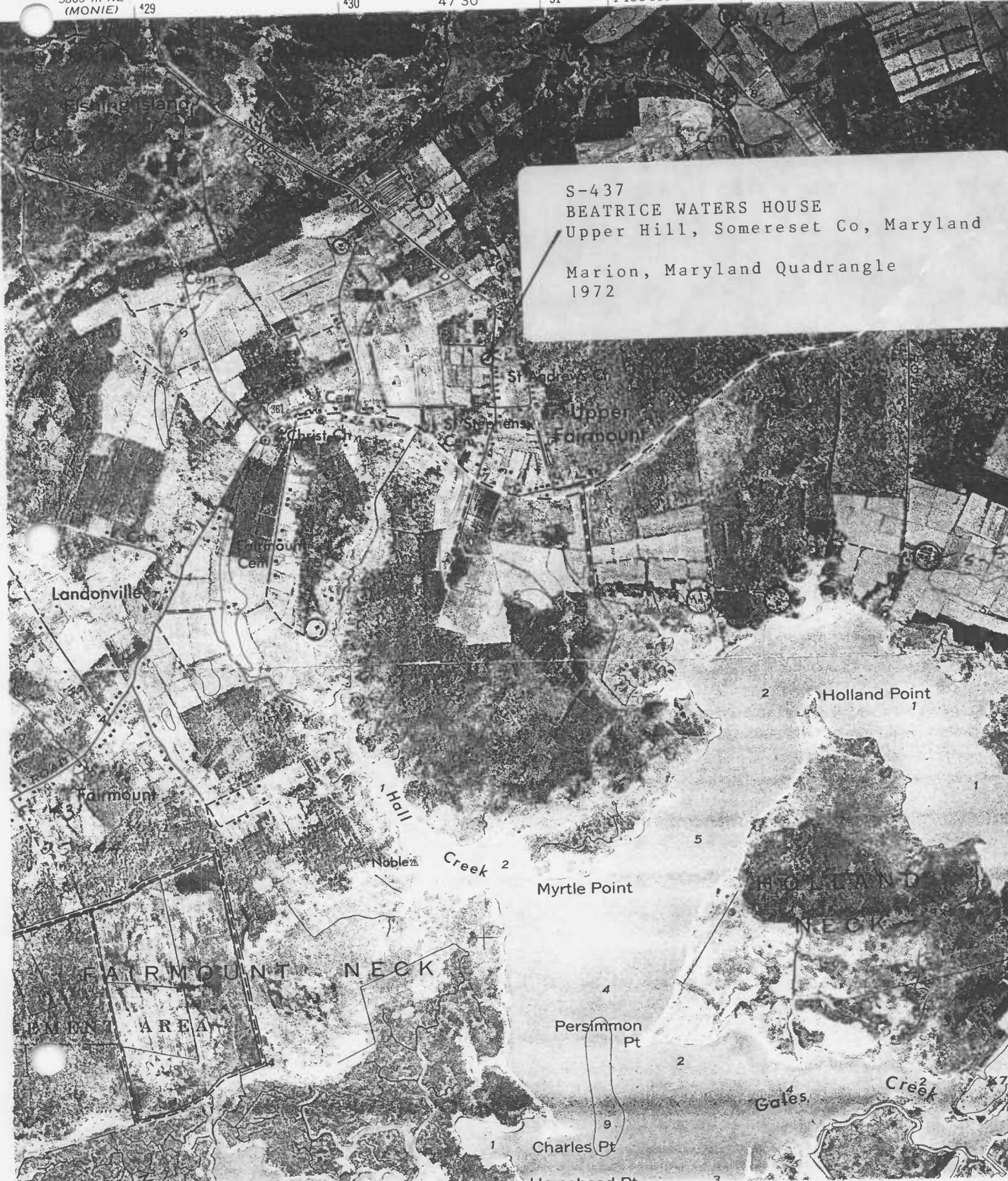
431

1 150 000 FEET

432

433

S-437  
BEATRICE WATERS HOUSE  
Upper Hill, Somerset Co, Maryland  
Marion, Maryland Quadrangle  
1972





S-437

Beatrice Waters House

Upper Hill, Somerset County, MD

Southeast Elevation

6/95, Paul Touart, Pittsford, VT

NEG. MD. HISTORICAL TRUST

1/1