Higgins House
127 North Washington Street
Easton, Maryland 21601

T-416
Mid Nineteenth Century

The three story frame building at 127 North Washington Street was the home of Martin M. Higgins, Easton's first mayor and the only one to serve for three terms, 1906-1908 and 1910-1914. The structure probably dates from the mid nineteenth century; it is three bays wide and has a very shallow gable roof. The present two-story porch is modern and replaces an earlier one-story porch with ornamental scroll type brackets.

21041655 04
T-416

MARYLAND HISTORICAL TRUST

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC: Higgins House

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 127 North Washington Street

CITY, TOWN: Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT: FIRST

STATE: Maryland 21601

COUNTY: Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER

4 OWNER OF PROPERTY

NAME: F. Stanley Ridgeway

Telephone #:

STREET & NUMBER: 23 North Harrison Street

CITY, TOWN: Easton ___ VICINITY OF

STATE, zip code: Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Talbot County Court House

Liber #: 470
Folio #: 098

STREET & NUMBER: Washington Street

CITY, TOWN: Easton

STATE: Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: None

DATE:

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS:

CITY, TOWN:

STATE:

T-416

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three-story frame building stands on the west side of North Washington Street at the northern edge of the downtown commercial district. It faces east.

The building is quite tall with a shallow gable roof which covers the two-bay depth of the main portion of the house. The structure is three bays wide on North Washington Street. Two two-story additions have been built, end to end, at the rear of the main portion of the house. A one-story shed is found at the rear. A grassy yard, about forty feet by eighty-five feet, is found to the south of the building.

The most noticable feature of this structure is the two-story front porch which is supported by four square columns. It is, of course, modern and is in no way sympathetic to the scale or design of the old house. An earlier porch, one story in height ran across the front of the building.

Window openings are evenly spaced and occur one per bay on the three floors. Six over six sashes are held in place by very narrow window frames trimmed with a halfinch bead. The tall first floor windows have one over one replacement sashes. The louvered shutters at each window are modern. There are now winodws in the gable ends. The chimney at the south gable end has been rebuilt.

This is a side hall plan type building; therefore, the main entrance and stair are found on the same side of the building, in this case the north side. The main entrance in the north bay has a transom light of five square panes. There is a sidelight of three narrow panes; the panel beneath has reeded bolection molding. The door is oak with a heavy, bevel-edged glass panel.

Inside the stair has turned balasters and geometric step brackets on the open-string course. The fireplace mantle, typical of the late nineteenth century, is of marbelized slate with a tile hearth; turned posts flank the fire place opening. Interior doors have symmetrically molded trim with decorated corner blocks.

The rear ells are very plain. They have gable roofs and window and door trim which matches that on the main house. There is a side porch on the south side of the first addition. Heavy turned posts and foliated fret work brackets support the roof; there is a simple balustrade. This porch is nicely proportioned, if rather bold.

The building is covered with narrow weatherboarding. The cornice with return is very shallow; it projects rather far and displays a crude crown mold. The building is painted white with black shutters.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-416

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Mid Nineteenth Century BUILDER/ARCHITECT Uncertain

STATEMENT OF SIGNIFICANCE

This building is significant for its prominent location on North Washington Street. It is one of four mid to late nineteenth century buildings which stand near the north end of the Washington Street commercial district and represents one of the several styles of building which emerged after the decline of the Federal period. Although this is an extremely simple structure its tall proportions exemplify the concern with verticality which developed as a strong idea in architecture after the middle of the nineteenth century. This building is also sympathetic in scale to the other tall buildings north of Goldsborough, the North Building (T-40) and Masonic Hall (T-409) across the street and the Lednum House (T-41). Its side yard and garden provide a pleasant interlude in the commercial street, lined with row buildings, sidewalks and parking lots.

This was the home of Martin M. Higgins, Easton's first mayor who held office for three terms, from 1906 to 1908 and from 1910 to 1914. One of Mayor Higgin's chief concerns was organizing an efficient system of public utilities.

He eventually published a book, The History of the Reincarnation of Easton, Maryland (Easton, Maryland: Press of the Easton Star-Democrat) in 1926, discussing the establishment of the mayor and town coucil system of government and recording some of their activities during the first quarter of the twentieth century.

This property was purchased in 1801 by Nicholas Hammond, evidently as an investment and a building standing on the property at that time was rented as a residence. It passed to his daughter and was eventually sold to Mrs. Annie Beck in 1863. The present building appears on the Atlas of 1877, and may have been built by Mrs. Beck. Mayor Higgins purchased the house in 1901 and lived in it for many years.

L135/F241 - 1901 - Annie Beck to Martin M. Higgins.
L070/F413 - 1863 - Nicholas Hammond, Trustee to Annie Beck.
L029/F085 - 1801 - Benjamin Willnote to Nicholas Hammond
L029/F068 - 1801 - John Thomas, Sheriff to Nicholas Hammond.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-416

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
The History of the Reincarnation of Easton, Maryland (Easton, Maryland: Press of the Easton Star-Democrat) 1926.

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	COUNTY
None	

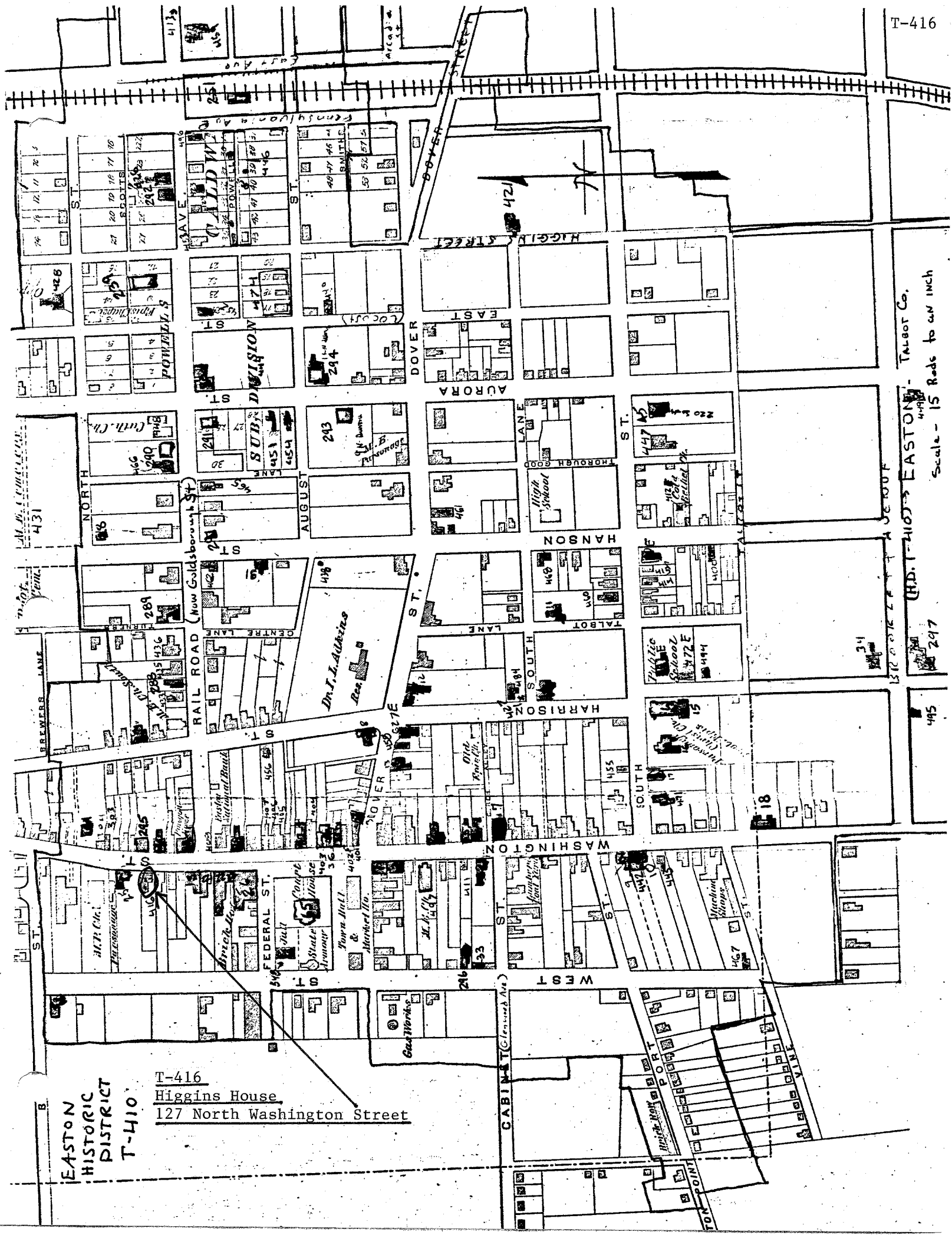
11 FORM PREPARED BY

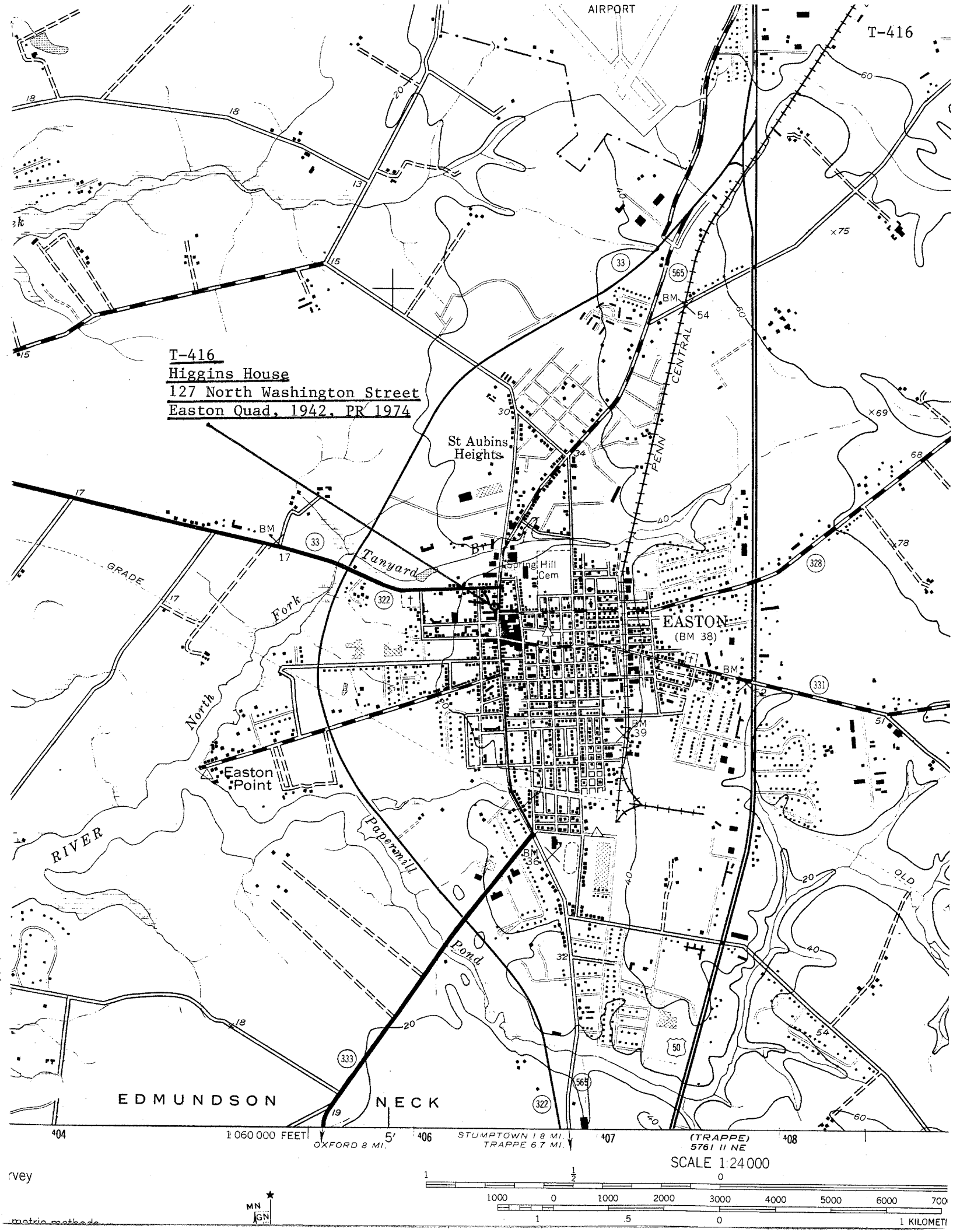
NAME / TITLE: Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian
ORGANIZATION: Historic Easton, Incorporated
DATE: August 30, 1976
STREET & NUMBER: Box 1171
TELEPHONE: Mr. Paul Parsons, 301-822-2706 President
CITY OR TOWN: Easton
STATE: Maryland 21601

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


EASTON
Scale - 15 Rods to an inch
TALBOT Co.
(H.D. T-410)
EASTON HISTORIC DISTRICT T-410
T-416
Higgins House
127 North Washington Street
WASHINGTON ST.
WEST ST.
FEDERAL ST.
HARRISON ST.
SOUTH ST.
HANSON ST.
AURORA ST.
EAST ST.
DOVER ST.
HIGGINS STREET
NORTH ST.
AUGUST LANE
RAIL ROAD ST.
(Now Goldsborough St)
CENTRE LANE
TALBOT LANE
THOROUGH GOOD LANE
SUB DIVISION ST.
POWELL ST.
CALDWELL AVE.
SCOTTS
POWELL
SMITHS
BREWERS LANE
CABINET (Glenwood Ave)
PORT
VINE
POINT
Dr. J. L. Adkins Res.
High School
Public School
Gas Works
Brick Hall
Court House
Town Hall & Market Ho.
State Armory
Machine Shops
Old Epis. Ch.
Easton National Bank
Cath. Ch.
M.E. Parsonage
Presbyterian Ch.
Baptist Ch.
Brick Row
East Ave
Pennsylvania Ave
Arcade
Cold Bethel Ch.
Lumber Coal Yard


T-416
T-416
Higgins House
127 North Washington Street
Easton Quad, 1942, PR 1974
AIRPORT
St Aubins Heights
PENN CENTRAL
Tanyard Br
Spring Hill Cem
EASTON
(BM 38)
GRADE
North Fork
Easton Point
RIVER
Papermill Pond
EDMUNDSON NECK
OLD
1 060 000 FEET
OXFORD 8 MI.
STUMPTOWN 1.8 MI.
TRAPPE 6.7 MI.
(TRAPPE)
5761 II NE
SCALE 1:24 000
1 KILOMETE

18 x 1.77 52% 416

HIGGINS HOUSE, EAST FACADE T-416
127 NORTH WASHINGTON ST

EASTON, MD
JULY 1976

MLFRITZ

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