

T-560

1888

Clifton Hope House

St. Michaels

private

Located at 400 South Talbot Street, the Clifton Hope house follows the popular Queen Anne style that dominated domestic architecture during the late nineteenth century. Irregular in plan and elevation, the Clifton Hope house has distinctive two-story bay windows, a complex roof, and rare eyebrow windows that light the attic. The standard two-story porch with sawn balusters and turned posts was fitted in the southeast corner of the basic tee-plan structure. Attached to the back of the main house is a two-story service wing. The interior is finished in a standard manner with Victorian period mantels, doors, and beaded board wainscoting. Although the interior finishes are not highly unusual, they are significant for being largely unaltered since the time of construction.

Construction of this Talbot Street house is firmly dated to 1888 after Clifton Hope purchased this lot from the Hugh Marshall estate in 1887 (105/474). Since the 1880s the corner property has remained in the hands of the Hope family.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. T-560

Magi No. 2105605604

DOE yes no

1. Name (indicate preferred name)

historic Clifton Hope House

and/or common

2. Location

street & number 400 South Talbot Street not for publication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 Helen Sixbey / Clifton Louise Hope

street & number 400 S. Talbot Street telephone no.:

city, town St. Michaels state and zip code MD 21663

5. Location of Legal Description

courthouse, registry of deeds, etc. Talbot Co. Clerk of Court liber

street & number Talbot County Courthouse folio

city, town Easton state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. T-560

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.

Clifton Hope House description

The Clifton Hope house stands at 400 South Talbot Street at the south end of the St. Michaels business district in Talbot County, Maryland. The two-story frame house faces east with the principal gable oriented on an east/west axis.

Built in 1888, the two-story tee-shaped frame house is supported by a minimal brick foundation and is sheathed with asphalt siding soon to be replaced by artificial German siding. The steeply pitched roof is covered with asphalt shingles.

The east (main) elevation of the front leg is dominated by a two-story bay window which is marked by paired single pane sash windows in front and narrow single pane sash windows to each side. The attic is lighted by a large gabled dormer pierced by a paired single pane sash window. The south corner of the tee plan is filled with a two-story turned post porch. Both the first and second floors of the porch have decorative sawn brackets. The second floor is screened in, and it is partially enclosed by a sawn baluster handrail. The entrance is located in the southwest corner and it is distinguished by a four-panel door with decorative Victorian moldings and a transom. The second floor is marked by a door and adjacent window. Eyebrow windows mark the north and south roof slope of the front leg of the tee plan, and a modern brick chimney has been attached to the north side of the tee.

The rear portion of front block is detailed in much the same way as the front leg. Paired windows pierce the south wall which is also topped by a large gabled dormer with a paired single pane sash window.

Extending to the rear is a two-story service wing covered by a standard gable roof. A combination of single-pane sash windows and more modern replacements light the first and second floors. A screened in porch is located on the south side of the kitchen and leads to the garage that is attached to the back of the house.

The Clifton Hope House description

Page 2

The Victorian interior has been left largely unaltered. The chimney location was moved from an interior wall to the north exterior wall, so the Victorian millwork mantel was moved as well. Four-panel interior doors are framed by simply molded surrounds. The stair rises in the center of the house between the front room and the back rooms. Beaded board wainscoting is found in the back rooms and on the second floor. The most notable feature in the kitchen is the pressed tin ceiling. At the second floor level there is a guardrail along the hallway with a turned newel post, turned balusters and a molded handrail. The stair is enclosed as it rises to the attic. One unusual feature in the upstairs hall is the curved wall. Opening off the hall is a door to the second floor of the front porch. The bedrooms are finished in a plain manner.

8. Significance

Survey No. T-560

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 1888 **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.

The Clifton Hope house is one of the best examples of the Queen Anne style popular during the late decades of the nineteenth century. The house combines an irregular floor plan, the standard two-story porch, bay windows, as well as rarely seen eyebrow windows. The interior is finished in a standard manner with Victorian period mantels, doors, beaded board wainscoting, etc. Although the interior finishes are not highly unusual, they are significant for being largely unaltered since the time of construction.

State of Maryland, Talbot County. To-wit:

Received September 9, 1968 at 2-50 P.M.

Receipt No. 125200 John T. Baynard Clerk.

THIS DEED, Made this 9th day of September, in the year Nineteen Hundred and Sixty-Eight, by William Reddie and Jane S. Reddie, his wife, of Talbot County, Maryland.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00), the said William Reddie and Jane S. Reddie, his wife, do hereby grant and convey unto Clifta L. Hope and Helen Hope Sixbey, as joint tenants, and not as tenants in common, their heirs and assigns, and the heirs and assigns of the survivor of them, in fee simple, the following described property, to-wit:

ALL that lot of ground situate at the Southwest corner of Talbot and Grace Streets, in the Town of St. Michaels, Talbot County, Maryland, and described as follows:

BEGINNING at said Southwest corner and running thence westerly with said Grace Street seventy-six (76) feet to the land of Roman Ortt; thence with said Ortt land Southerly seventy-nine (79) feet six (6) inches to the lot conveyed to Philip H. Hope by Deed dated August 23, 1913 and recorded in Liber No. 165, folio 462, Land Record Book for Talbot County; thence Easterly with said Hope lot seventy-six (76) feet to Talbot Street; thence with Talbot Street Northerly seventy-nine (79) feet six (6) inches to the place of beginning.

BEING the same property conveyed to William Reddie by Clifta L. Hope, single, by Deed of even date and now about to be recorded among the Land Record Books for Talbot County immediately prior hereto.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said parcel of land and premises; above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the

Examined and Approved To: William Reddie 9/30/68

HOPE --- SIXBEY HOUSE

Year: 1968 Vol: 430 Page: 365
From: William Reddie Price: \$5
To : Clifta L Hope and Helen Hope Sixbey
Notes: See deed, attached.
Conveyed to William Reddie by Clifta L Hope, single, 1968, 430/363.

Year: 1968 Vol: 430 Page: 363
From: Clifta Hope, single Price:
To : William Reddie
Notes: Title clearance.
Conveyed to Clifton Hope, Lydia Hope, Fannie Hope, Clifta L Hope by
Philip H Hope, 1930, 224/55
Property descended to Clifta Hope on death of Clifton Hope (1935),
Lydia (1965), and Fannie (1963).

Year: 1930 Vol: 224 Page: 55
From: Philip H and Lorena E Hope Price: \$1
To : Clifton Hope, Lydia Hope, Fannie Hope and Clifta L Hope
Notes: Same description.
Conveyed to Philip H Hope by Clifton Hope, 1930, 224/54.

Year: 1930 Vol: 224 Page: 54
From: Clifton Hope Price: \$1
To : Philip H Hope
Notes: Same description.
Conveyed to Clifton Hope and Elizabeth F Hope by Lydia Hope, single,
1928, 213/154.

Year: 1928 Vol: 213 Page: 154
From: Lydia Hope, single Price: \$5
To : Clifton & Elizabeth F Hope
Notes: Same description. Title clearance.
Conveyed to Lydia Hope by Clifton Hope and wife, 1928, 213/152.

Year: 1928 Vol: 213 Page: 152
From: Clifton Hope Price: \$5
To : Lydia Hope
Notes: Same as final description (76' x 79'6").

"Being the remaining part of the land conveyed to Clifton Hope by
Fayette Gibson, trustee, 1887, 105/474.

Year: 1913 Vol: 165 Page: 462

From: Clifton Hope & Elizabeth F Price: \$650

To : Philip H Hope

Notes: Begins at lot of Clifton Hope on W side of Talbot Street "about 79 ft 6 inches" from Grace Street; runs W with Hope lot 76' to Mrs. Sadie Chesley; then S 36'6" to Edward W Hopkins; then E 76' to Talbot Street; then N with Talbot Street 36'6" to the beginning.

Part of the land purchased by Clifton Hope, 1887, 105/474.

Year: 1887 Vol: 105 Page: 474

From: Fayette Gibson, trustee Price: \$900

To : Clifton Hope

Notes: See attached deed. Note that the frontage on Talbot Street is only 58'. Fayette Gibson was trustee entrusted with the sale of part of the estate of Hugh Marshall. Marshall had obtained title to the property through a mortgage from John R. Pursley, 1854, 65/506.

Year: 1854 Vol: 65 Page: 506

From: John R Pursley Price: mortgage

To : Hugh Marshall

Notes: This is a mortgage for \$300 plus \$1085.60 with the following as security: On West side of Talbot Street. Begins at a stone; runs 120 feet on Talbot Street to Polk Alley (Grace Street); then W with alley 80' to Alfred Harrison; S with Harrison 120' to Nathan Harrington; then E to the beginning.

Title to "one half lot" conveyed by James & Margaret Pursley, 1853,65/294

Year: 1854 Vol: 65 Page: 449

From: John R Pursley Price: mortgage

To : John Harper

Notes: Is not too clear, but refers to John R Pursley's note for \$200 in December, 1853. The security is stated as being "according to the deed of James Pursley to John R Pursley. No reference to satisfaction or foreclosure was found.

Year: 1853 Vol: 65 Page: 294

From: James & Margaret Pursley Price: \$200

To : John R Pursley

Notes: This is a title to 1/2 the lot with the same description as 1854,65/506. No previous conveyance given but James Pursley bought the land from Samuel Harrison, executor of William Haddaway, 1814, 37/73. James Pursley, "late postmaster of St. Michaels", died age 63 in February, 1825 (Newspaper Abstracts, 1825-1829, vol.5, item 373); Volume 7 of the Abstracts for 1830-1834, items 372 and 480 state that James Pursley's heirs owed taxes on a lot in St. Michaels for 1830 and 1832.

Not found were references to inheritance by the James Pursley in this deed or any reference to the "half" of the lot not sold to John R Pursley.

Year: 1814 Vol: 37 Page: 73

From: Samuel Harrison, executor of William Haddaway Price: \$250

To : James Pursley

Notes: A Robert Gossage had made a mortgage with*the subject property as security to William Haddaway in 1802 (30/34). Gossage died and his heirs gave up their interest in the property to satisfy the mortgage.

Stated as being "part of CHANCE". Begins at a boundary stone of John Bruff; runs "up the road" 66' to another stone; then 80' "back"; the 66' "across to John Bruff".

Additional mention of James Pursley in the "Abstracts" says that he had advertised for a position as a clerk or to teach in 1804 and to teach English in 1811. He was employed 2 miles from St. Michaels in 1811.

Year: 1802 Vol: 30 Page: 34

From: Robert Gossage, Innkeeper Price: p85 8s 9d

To : William Haddaway

Notes: Part of CHANCE. Same description as Pursley's deed, 1814, 37/73. Have not found anything as to where or when Gossage practised his trade (he could have operated out of the "Dr. Dodson House")

No previous conveyance given but John Thompson sold the lot to Robert Gossage, 1789, 23/589.

Year: 1789 Vol: 23 Page: 589

From: John Thompson Price: p13 4s

To : Robert Gossage, Innkeeper

Notes: Part of CHANCE. Same description as 1814, 37/73. Sale was in "current money" (not much!)

From here the title goes to John Thompson's inheritance from James Braddock; Braddock's purchase from Gleave, etc. See last paragraph under Fristoe for a run-down. If the reference to CHANCE is correct, this would have been on the western boundary of JANES PROGRESS. John Bruff had bought a lot here from James Braddock and a later purchase from John Thompson. This is part of the section the surveyors of 1806 gave up as bucket of worms.

The metes and bounds of the various deeds vary quite a bit:

	1789	1802	1814	1854	1887	1913	1968
COURSE	23/589	30/34	37/73	65/506	105/474	165/462	430/365

	1789	1802	1814	1854	1887	1913	1968
west	80	80	80	80	76	76	76
south	66	66	66	120	58	36'6"	79'6"
east	80	80	80	80	76	76	76
north	66	66	66	120	58	36'6"	79'6" (Talbot Street)

Trade Lodge No. 31 Independent Order of Mechanics and made
both in due form of law that the consideration set forth in
the foregoing mortgage is true and bona fide as therein
set forth. Edward Kelley J.P.

In value received, we the subscribers Officers of Gratitude Lodge No. 31 Independent
-ant Order of Mechanics of St. Michaels, Maryland, having seen the within and
-aforesaid mortgage, witness the hands and seals of the worthy Master, and Treas-
-urer Secretary thereof, and the corporate seal of the said Corporation, attested
-attested by the recording Secretary this 18th day of September 1891.

Test.

Wm. J. Kintaly R. Secy.

Place
to
Seal

John C. Plummer W. M. Seal
S. C. Hambleton S. Secy. Seal

Received & Recorded Oct. 6th 1891 per

Thomas Houghton, Clerk.

1887, 105/474

Fayette Gibbon Trustee. Be it remembered that on this twenty third
to and eight hundred and eighty seven the
Clifton Hoops } following Deed or Instrument of writing was
received to be recorded and is accordingly in-
rolled as follows to wit: This Deed, made this second day
of April eighteen hundred and eighty seven by Fayette
Gibbon, Trustee, formerly of Talbot County in the State of
Maryland. Whereas by virtue of a decree of a decree of the
Circuit Court for Talbot County, sitting as a Court of Equity,
passed on the twenty seventh day of November eighteen hundred
and eighty five in a cause wherein Daniel Hoops adminis-
trator and Mary E. Marshall and others are complainants
and James Purseley is Respondent the above named Fayette
Gibbon, was appointed Trustee to sell the property therein
decreed to be sold, and to convey the same to the
purchaser; and whereas the said Fayette Gibbon, Trustee
as aforesaid did, after complying with the prerequisites
of said decree sell said property at public auction on
the twenty sixth day of December eighteen hundred and
eighty five to Clifton Hoops of St. Michaels, Talbot County
Maryland for the sum of nine hundred dollars; and
whereas the said sale has been reported to and ratified
by the Circuit Court for Talbot County and the said
Clifton Hoops has fully paid the purchase money therefor.
Now therefore this Deed witnesseth, that in consideration

Examined and delivered to Clifton Hoops July 29, 1891

of the premises and the sum of One dollar, the said Fayette Gibron, Trustee as aforesaid, does hereby grant and convey unto the said Clifton Hoop, his heirs and assigns in fee simple all and singular all the right, title, interest and claim both at law and in equity of all the parties to this suit, and of all parties claiming through, from or under them in and to those two tracts of or parcels of land and premises situate lying and being in the town of Saint Michaels, Talbot County, Maryland, adjoining the property of Miss Julia Harrington, the Misses Valliant and others, described as follows:

Beginning for the first at the south west corner of Talbot & Grace streets and running with said Grace street seventy six feet to the property now owned and occupied by the Misses Valliant; thence south with said lot fifty eight feet to the lot occupied by Mrs Mary E. Marshall, thence with said lot seventy six feet to said Talbot street, thence with said street fifty eight feet to the place of beginning. Also that lot of ground and parcel of land formerly in the occupancy of Mrs Mary E. Marshall, fronting on said Talbot street fifty eight feet, and situated between the above described lot and the premises property of Miss Julia Harrington and extending in a westerly direction seventy six feet to the lot of the Misses Valliant. To have and to hold the above described lands and premises with the buildings and improvements thereupon erected, and the appurtenances thereunto belonging or in any wise appertaining unto and for the use of the said Clifton Hoop, his heirs and assigns forever, free, clear and discharged from all claim of any of the parties to this suit hereinabove mentioned, and of all parties claiming through, from or under them or any of them.

Witness my hand and seal.

Witness, D. Davidson

Fayette Gibron

(Seal)

Trustee

City of Washington, District of Columbia, to-wit: I hereby certify, that on this second day of April eighteen hundred and eighty seven before the subscriber a Notary Public of the District of Columbia in and for the City of Washington aforesaid, duly commissioned and qualified personally appeared the within named Trustee Fayette Gibron and that he said Trustee declared the foregoing to be his act.

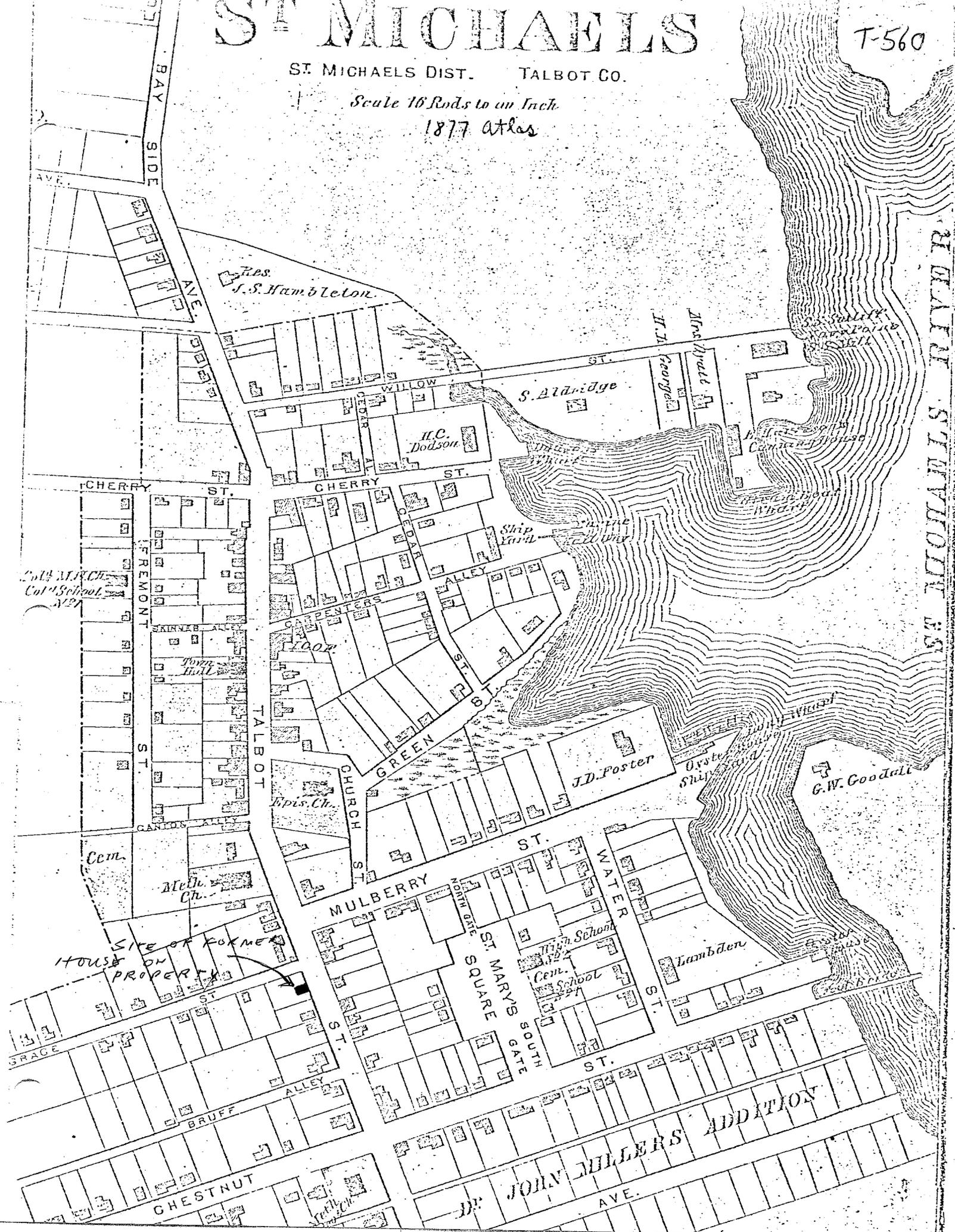
ST MICHAELS

T-560

ST. MICHAELS DIST. TALBOT CO.

Scale 16 Rods to an Inch

1877 Atlas



ST MICHAELS RIVER

SITE OF FORMER HOUSE ON PROPERTY

JOHN MILLERS ADDITION

T-560

DR. DODSON'S
↓

ST MARY'S
SQUARE

T-560

METHODIST
CEMETERY

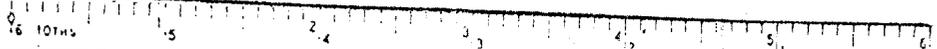
DACK CREEK

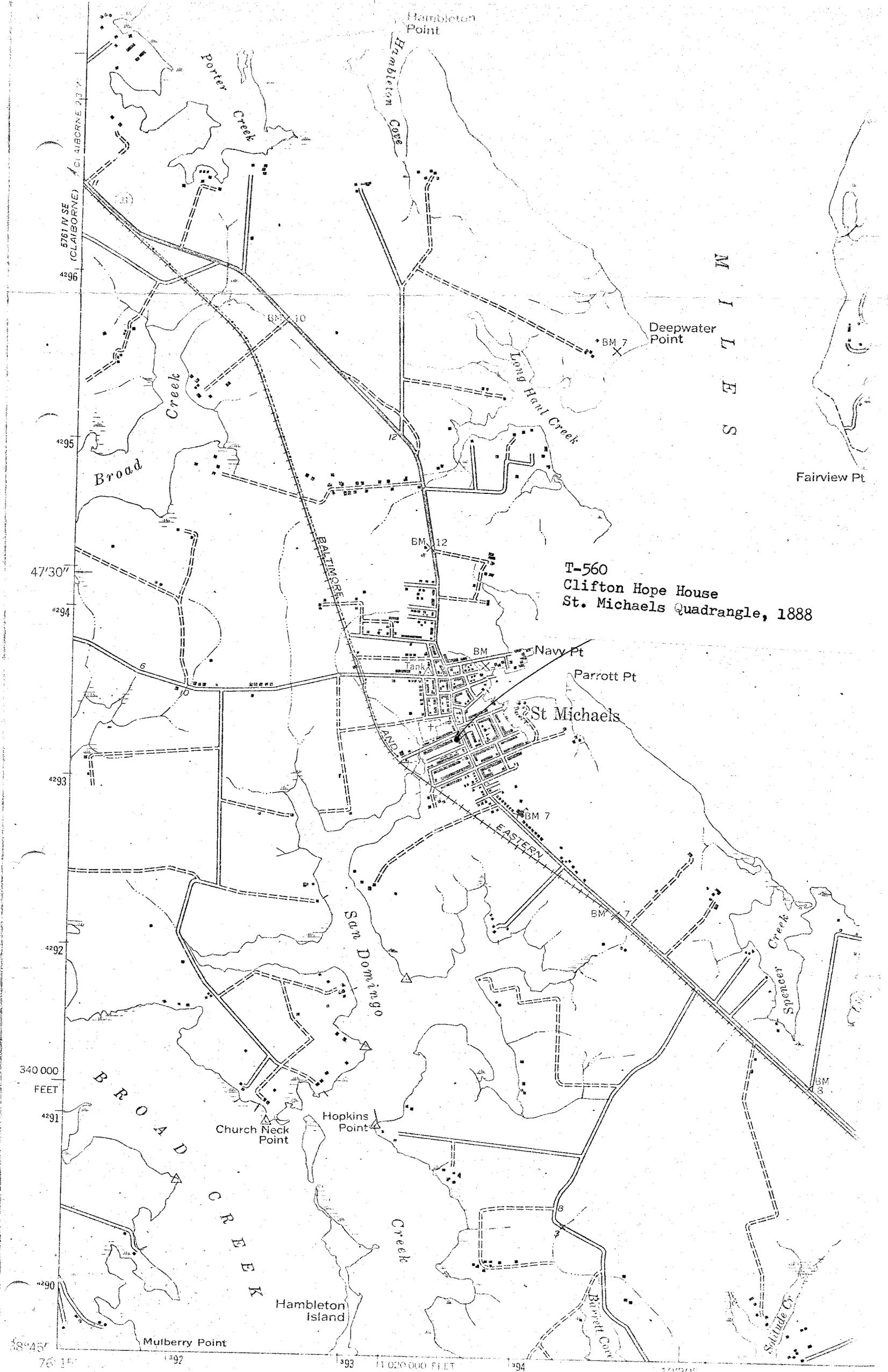
MAP
OF
ST. MICHAELS

TALBOT CO. MARYLAND

SCALE

JAN. 1, 1895. THOMAS H. IRVING





T-560
Clifton Hope House
St. Michaels Quadrangle, 1888

340 000
FEET

Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USO&GS

M
I
L
E
S

76°15' 18°45' 76°15' 18°45' 76°15' 18°45' 76°15' 18°45'



CLIFTON HOPE HOUSE

T-560

St. Michaels, Talbot County, Maryland

East Elevation

4/85, Paul Touart, Photographer

NEG/MD. Historical Trust