

Walton H. Hopkins House (Dr. Thomas O. Walton House)
15 Maryland Avenue and King George Street
Annapolis
Anne Arundel County
Maryland

HABS No. MD-276

HABS
MD,
2-ANNA,
55-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE INFORMATION

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

WALTON H. HOPKINS HOUSE
(DR. THOMAS O. WALTON HOUSE)

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Location: 15 Maryland Avenue and King George Street,
Annapolis, Anne Arundel County, Maryland.

Present Owner: Private Residence.

Significance: A very restrained Italianate townhouse, which,
though altered through years of additions, still
retains many of the original materials specified
by its original owner, Thomas O. Walton, and
fits in well aesthetically with the surrounding
houses.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1869-1870. The dates and specifications for the building are stipulated in a building contract which is still in possession of the owners of the house. (photostats at the Hall of Records, Annapolis).

2. Original and subsequent owners: The original owner was Dr. Thomas O. Walton, a general practitioner. The following is an incomplete chain of title. Reference is to the Land Records and Wills, Hall of Records, Annapolis.

1867 Mrs. Josephine Tilton to Dr. Thomas O. Walton for \$1425.00.

1892 Will of Dr. Thomas O. Walton, Liber RB I, f49.
Dr. Thomas O. Walton
To
Wife Sarah Catherine

1926 Will of Sarah Catherine Walton, Liber OBD 4, f22.
Sarah Catherine Walton
To
Dr. Walton Hopkins (nephew)

1951 Will of Dr. Walton Hopkins, Liber RGP, f274.
Dr. Walton Hopkins
To
Wife Lila Tremblins Hopkins

3. Builders, suppliers: Joseph M. Marshall.

4. Original plans and construction: The following information is excerpted from the Specifications given by Thomas O. Walton to the builder Joseph Marshall. Walton was specific as to the type of materials used in construction. The main building was to be 39 feet 6 inches by 36 feet; the back building was to be 16 feet 6 inches by 38 feet.

The Excavations for the Main Building to be carried 6 feet below Mean level of pavement. The Back building to be trenched out for all walls 18 in below level of such depth as will insure a good and solid foundation.

"Foundation"

The front and Back foundation walls of Main building to be 18 in thick from footing to water table, The Partition and Gable walls--foundation to be 14 in thick from footing to water table The Back Building foundation walls foundation to be 14 in thick from footing to first floor of joist, all the walls to have a good and substantial footing below level of Cellar Excavation, The Main House foundation to be laid in the best Rosendale Cement, up to the water table as also the Back building walls from footing to first floor joist all of the brick to be strictly hard burnt

"Brickwork" The front and rear walls of the Main Building to be 14 in thick from the water table up. The Gable and partition walls of both Main and back buildings to be 9 in thick all the bricks used in Cassing outer wall to be of good quality hard red brick, to be flush laid in mortar composed of fresh and burnt lime and good sharp sand with the usual header courses, The front wall of Main Building to be copied with No 1 sand brick well oiled down and delivered clean and free of defects

"Carpenters Work"

All joist in Main building to be 3x10 of white pine of Eastern Shore, The Ceiling joist to be 3/8--Back building joist to be 3x8--All to be of good sound material and well bridged. The rafters of Main to be 3x6--of back building 3x4. The ceiling joist of back building 3x6. The roof of Main & Back building to be sheathed with good sound culling 4/4 thick well nailed and laid close joints, the Cornice on Main Building to have about 14 in Projection front and rear with Gable Cornice to Match on Either Gable, with raking medallions right and left.

The main building to have inside shutters 7/2 pivot--those in the front rooms of first floor to fold in boxes but no boxes in upper stories, The main building to be finished with a neat beeded grounds and band moulding--all the Doors in Main building to be 7/4 double worked, those in back building to be 6/4 worked as may be required so as to show a proper finish.

Original plans and construction cont'd:

The Flooring in Main Building to be 5/4 N.C. mill striped and (2) Nailed The Flooring in back building to be 4/4 Eastern Shore of good quality--All the Frames and Sash in Main building and dining room to be made of 8/4 stuff double boxed and hung with best Axle pulleys and Russia hemp cord The four front frames and one Back frame in Main building to have hoods so as to permit Headway in reaching iron guards, all other frames and sash to be made of 6/4 stuff plain Except those in rooms over dining room which must be boxed, all the windows in back building to have outside shutters. "Porchs" There will be a porch

in rear of Main building as per ground plan. The Main building to have a continued Rail Stairway, the steps to be of N. C. pine Bannisters of oak or ash, Rail and Newell of Blackwalnut. The stairs in the back building to be a Common box steps, The Cellar steps to run under stairs in Main building, also steps and Cellar door to decend to Cellar from yard, all material used to be of good quality well made, and put up in a good faitnful and workmanshiplike manner.

"Stone Work"

Steps and Sills for front of house to be Connecticut Brown Stone of good cullar and free from cracks or flaws.

"Iron Work"

Window Guards to be of approved pattron Made of Wrought iron

Slate Roof

The slate to be of good quality well laid and delivered up free of leaks

"Tinning"

The roof of Porch and Bay window together with the gutters on Main House to be of good quality--charcoal tin with the necessary down spouting to carry off the water,

Painting

All of the woodwork painted to be painted three coats--of Lewis Lead of such color as may be hereinafter determined upon by the owner.

"Gas & Water Fixtures"

Water and Gas to be introduced into the house Bath Room fitted up in Such a manner as may be hereinafter determined on,

Plastering

The Main Building to be lathed and plastered with 2 coats of Brown Mortar and one coat of hard white finish composed of Irish wood burnt lime and good sharp sand. The Back building to be lathed and plastered with 2 coats of brown mortar and dining room & room above to be white coats also, composed as above, all to be done in a workmanlike Manner to give satisfaction,

"Workmanship"

All the Materials to be of good quality & well seasoned and put up in a workmanship like Manner, to the entire satisfaction of the owner.

All window glass to be of No. 1 quality, Balto glass.

All Doors and inside shutters or fixtures to be grained oak.

The following information is excerpted from the original contract for construction (now in the possession of the owners of the house:

This contract made this 25th day of January year of our Lord eighteen hundred and sixty-nine between Joseph M. Marshall of the first part and Thomas O. Walton of the second part all of Annapolis, Anne Arundel Co. State of Maryland. Witnesseth the said Joseph M. Marshall. Of the first agrees (in consideration of ten thousand and six hundred dollars, to be paid as hereafter provided) to build for the said Thomas O. Walton a house according to plans and specifications submitted and accepted by said Thomas O. Walton, the house to conform in all things to the drawings and specifications and work to be done in good faithful and workmanship like manner, in consideration whereof the said Thomas O. Walton finds himself his heir executors and administrators to pay to the said Joseph M. Marshall the above named amount of money in the following manner to wit with three hundred dollars shule bind and close this contract. Three thousand (\$3000) dollars shule be paid when the first floor of (goist?) are placed upon the building, Two thousand dollars (\$2000) when the brick work is completed and (all ovaes topped?) out. Two thousand dollars (\$2000) to be paid when the roof is on and floors laid, Seventeen hundred dollars (\$1700) when the house is plastered. The balance to be paid when the house is completed and key delivered in the following manner namely by two notes of twelve and eighteen months with interest from date of note.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Walter H. Hopkins House is a two and one half story restrained Italianate building, built from 1869 to 1870. It has a two story ell which is five bays long. The only alteration to the house was the enlarging and enclosing of the conservatory at the rear of the house. The original owner, Dr. Thomas O. Walton, had decided ideas as to the design and character of the house. The very restrained Italianate style presents an appearance of a typical Georgian Annapolis townhouse, altered through years of additions, and fits in well aesthetically with the surrounding houses.

2. Condition of the fabric: The Hopkins House has been well maintained and is in very good condition.

B. Description of the Exterior:

1. Over-all dimensions: The Hopkins House is located on the east corner of Maryland Avenue and King George Street; there is a side yard, about 18', on Maryland Avenue, and a larger rear yard. The overall dimensions for the main wing are 34'x22', and for the ell, 18'x33'.

2. Foundations: The foundations are of brick, about 3' high, topped by a projecting water table three courses high.

3. Wall construction: Exterior walls are of brick (2½"x4"x8"), laid with ½" mortar joints in all stretcher bond on the main facade and American bond on the others.

4. Structural system, framing: Exterior walls are brick, load-bearing. Main partitions are of brick with wooden flooring and roof framing, and minor partitions of frame.

5. Porches: The main entrance has a stair of sandstone, five steps, whose cheek blocks are caurved. It has an iron railing which echoes the curve of the cheek blocks.

The two entrances to the ell have wooden stoops, one of which has a bracketed roof.

6. Chimneys: There are two brick chimneys in the main wing, one at the northeast end and one just southwest of center. Each has a decorative brick cap. The ell also has two chimneys, one on the gable end and another on the northeast wall where it joins the main wing.

7. Openings:

a. Doorways and Doors: The main entrance is centered on the main facade, in a semi-circular arched opening trimmed with sandstone, plain impost blocks and molded keystone. It has a molded wooden casing and molded transom bar. There is an outer door of double louvered doors which open on to a vestibule paved in marble laid in white octagonal units and black square units. The inner door is square headed, with a transom, and is trimmed with a wide, complex wooden architrave above a molded plinth. Each of the doors has a molded panel below the lock rail and a round arched glazed panel above. The glass of the door and transom is etched with a delicate diaper pattern.

Two doorways open laterally from the ell at its junction with the main wing; each doorway has a narrow molded wooden casing, rectangular two-light transom, molded transom bar, and thick wooden sills.

b. Windows:

Main facade: Typical windows have projecting sandstone lintels and sills, with molded wooden casings set back 1½" into the masonry. The sashes are double hung, 2 lights over 4 lights on the first story and 2 lights over 2 lights on the other.

Southwest end: There is a polygonal bay at the southwest end, one story high with three windows. There are a pair of semi-circular arched windows, trimmed with brick "dripstones", in the gable.

Northeast end: There is a single arched window in the gable.

Ell: Typical windows have wooden lintels and sills, 6 lights over six lights, double hung sash, with louvered shutters.

8. Roof:

a. Shape, covering: The roof is gabled and covered with dark grey slate.

b. Cornice: The main wing of the house carries a wide wooden cornice with box gutter on the long sides. The cornice consists of a wide frieze of two fascias; the upper fascia terminates in a molding enriched with conventional leaves and a dentil course. Above this is a band with enriched modillions which supports a corona and cymatium. A section of cornice, two modillions wide, returns at the corners. The ell has a simple wooden cornice with bed moldings and a sheet metal gutter.

C. Description of the Interior:

1. Floor plans:

a. First Floor: The first floor has a central stairhall with one principle room on the southwest and two smaller rooms on the northeast connected by a wide opening.

The ell, which forms the base of the T-plan, has a dining room, service stair and kitchen. A modern enclosed porch is situated in the south angle between the main wing and the ell.

b. Second floor: The floor plan is similar to that of the first floor.

c. Attic: There are two finished rooms and a central hall in the attic of the main wing.

2. Stairways: The main stair hall has a dog-leg stair which extends to the attic. There are 15 risers to a landing and five more to the second floor. The stair has an open string, with ornamental brackets, turned molded balusters, large turned newel, molded walnut handrail and hardwood treads. Under the main flight is a straight stair which descends to the basement. This stair is an open string stair with no railing.

The ell has a straight enclosed stair to the second story.

3. Flooring: The floors are of yellow pine, boards are 4" to 5" wide. The floors of the entrance hall are of cypress and mahogany strips, 2½" to 3" wide.
4. Wall and ceiling finish: Typical wall surfaces are plastered. The southwest first story room has a coved plaster cornice with large bead and scotia moldings and a circular molded centerpiece in the ceiling.
5. Doorways and Doors: Typical openings are rectangular. The doors are mostly six panel, 6'11½" x 6'9", with heavily molded panels.
6. Decorative features: The first story room on the southwest end has a fireplace on a projecting chimneybreast; the opening is semi-circular arched. The mantel is dark brown and black figured marble, with wide moldings framing the arch of the opening, a cartouche at the crown ornamented with a piece of carved fruit. The spandrels are paneled. Two mantelpieces of similar character are in the dining room and southwest bedroom. The bedroom over the dining room has a simpler white marble mantelpiece.
7. Hardware: The doors are hung on two butts, with mortice locks and porcelain knobs. There is a wall register grille in the entrance hall in an ornamental arabesque pattern.

The first story windows on the main facade have balconies of cast iron, 2'4" high x 11". The ornamental band is cast in several units which repeat. The lower zone has a band of lozenges, the upper zone has a similar narrower band. Between these zones are baluster-like pieces linked at the top and bottom by semi-circles.

9. Heating: The original heating system was a warm-air furnace, now replaced by a steam system.

D. Site:

1. General setting: The house faces Maryland Avenue and extends on the southwest along King George Street. This is a residential neighborhood, but it is near the Naval Academy.

2. Outbuildings: There is a modern 2-car garage at the rear of the yard which opens onto King George Street.

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