

CARR-115  
John Hiner Farm  
Taneytown (vicinity)

c. 1808-1835

**Summary:**

The John Hiner Farm was part of a large estate assembled by Harbert Hiner in the late eighteenth century from the land grants of "Bedford", "Retirement", and "Retirement Corrected". In 1798 the farm consisted of a 591-acre parcel with "2 log Houses & Barns," and a 250-acre parcel that was not improved. Harbert Hiner died intestate in October 1806. Under the Act to Direct Descents the land was vested in the oldest son, Henry. In 1808 Henry sold 229 acres to his brother, John, for \$1,800. John was most likely responsible for construction of the existing house and barn. A brick house is noted in the 1835 tax assessment and a brick barn in the 1837 account. The house Hiner built is very unique in Carroll County. It would appear that the builder created it by combining two familiar house plans, the four-bay Pennsylvania farm house plan and the three-bay, center entrance plan. The brick barn which Hiner built is also of great interest, as there are probably only about a dozen that survive in Carroll County. Much of the timber in the floor of this barn came from an earlier log structure. Also probably built in this period was the stone springhouse and smokehouse. The farm has been owned and cultivated by the Bohn family since 1889, which is significant in itself, but the majority of the farm dates from before the creation of Carroll County, and has been well-preserved since that time, with few alterations. It is that fact that gives this property great significance to the history of Carroll County.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic John Hiner Farm

and/or common Bohn Family Farm

## 2. Location

street & number 1250 Hapes Mill Road  not for publication

city, town Taneytown  vicinity of  congressional district

state Maryland county Carroll

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Claude P. & Thelma J. Bohn

street & number 1250 Hapes Mill Road telephone no.: 775-2955

city, town Taneytown state and zip code Maryland 21787

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 1289

street & number 55 North Court Street folio 686

city, town Westminster state Maryland

## 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 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 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 John Hiner Farm is located at 1250 Hapes Mill Road, about 3¼ miles south of Taneytown and 3¼ miles north of Union Bridge in northwestern Carroll County, Maryland. The farm complex consists of a brick house, a brick barn, a stone spring house, a brick smokehouse, a wagon shed, and a hog pen. The house is a 2-story, 7-bay by 2-bay brick structure with a standing-seam metal gable roof with an east-west ridge. The north elevation has Flemish Bond and the remaining elevations have 4-1 common bond. The house appears to be a Pennsylvania Farmhouse plan structure attached to a three bay, center entrance plan structure, but it was all built at once. The house plan is laid out as a single pile with four rooms strung along one after the other. South of the east room is the rear porch and south of the west-center room is a stair passage connecting the east-center and west rooms. About 25 feet east of the house is a smokehouse built of 4-1 common bond brick. The east and west elevations each have a splayed slit vent. About 40 feet south of the house is a rubble stone spring house. The roof is cantilevered on the east about 5 feet. There are wood steps along the east wall to the upper story. The lower story of the spring house has a large stone fireplace on the west wall. The upper story has a small brick fireplace with splayed jambs on the west wall. There is a wood mantel that extends across the entire fireplace wall. About 200 feet north of the house is a brick bank barn with a southeast-facing forebay. The barn has 4, 5, and 6 to 1 common bond. The lower story of the barn has one summer beam that is hewn on all four sides and is supported by five posts. The summer is a reused plate from a building, with notches for rafter feet, and is now turned on its side. The joists are hewn on top and bottom, with V-notch corners on the ends, and are reused from a log structure. Under each post is a low brick wall running northwest-southeast, and each wall is topped by a hewn sill. The upper story has two center threshing floors, the southwest one being narrower, and a hay mow on each end. There is a granary in the north corner which is built out of circular-sawn lumber. There are three hewn, heavy timber framed bents. The forebay is framed separately from the barn bents. The roof is supported by a purlin post truss.

Contributing Resources: 7

The John Hiner Farm is located at 1250 Hapes Mill Road, about 3¼ miles south of Taneytown and 3¼ miles north of Union Bridge, in northwestern Carroll County, Maryland. The farm complex consists of a brick house, a brick barn, a stone spring house, a brick smokehouse, a wagon shed, and a hog pen. The house sits on a slight hill facing north and the ground slopes gently to the north toward Big Pipe Creek. South of the house the ground slopes down to a small creek.

The house is a 2-story, 7-bay by 2-bay brick structure with a rubble stone foundation and a standing-seam metal gable roof with an east-west ridge. The north

# 8. Significance

Survey No. CARR-115

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 checked="" 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" 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** c.1808-1835 **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.

**Summary:**

The John Hiner Farm was part of a large estate assembled by Harbert Hiner in the late eighteenth century from the land grants of "Bedford", "Retirement", and "Retirement Corrected". In 1798 the farm consisted of a 591-acre parcel with "2 log Houses & Barns," and a 250-acre parcel that was not improved. Harbert Hiner died intestate in October 1806. Under the Act to Direct Descents the land was vested in the oldest son, Henry. In 1808 Henry sold 229 acres to his brother, John, for \$1,800. John was most likely responsible for construction of the existing house and barn. A brick house is noted in the 1835 tax assessment and a brick barn in the 1837 account. The house Hiner built is very unique in Carroll County. It would appear that the builder created it by combining two familiar house plans, the four-bay Pennsylvania farm house plan and the three-bay, center entrance plan. The brick barn which Hiner built is also of great interest, as there are probably only about a dozen that survive in Carroll County. Much of the timber in the floor of this barn came from an earlier log structure. Also probably built in this period was the stone springhouse and smokehouse. The farm has been owned and cultivated by the Bohn family since 1889, which is significant in itself, but the majority of the farm dates from before the creation of Carroll County, and has been well-preserved since that time, with few alterations. It is that fact that gives this property great significance to the history of Carroll County.

Geographic Organization: Piedmont

Chronological/Development Period: Agricultural-Industrial Transition A.D. 1815-1870;  
 Industrial/Urban Dominance A.D. 1870-1930

Historic Period Themes: Agriculture, Architecture

Resource Types: Small family farm, Rural vernacular

The John Hiner Farm was part of a large estate assembled by Harbert Hiner in the late eighteenth century from the land grants of "Bedford, "Retirement," and "Retirement Corrected." In 1798 the farm consisted of a 591-acre parcel with "2 Log Houses & Barns," and a 250-acre parcel that was not improved. Harbert Hiner died

# 9. Major Bibliographical References

Survey No. CARR-115

Land Records

Tax Assessments, 1798, 1825, 1835, 1837, 1841, 1852, 1866, 1866-76, 1876-96, 1896-1910

George W. McConkey will, JOW 5-105; inventory, JOW 11-374, sales of Real Estates, JOW 4-57

Chancery 4:281

Frederick Descents

American Sentinel, 8/7/1880, p.2, c. 8; 1862 & 1877 maps

# 10. Geographical Data

Acreege of nominated property 93 acres

Quadrangle name Union Bridge

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Planning Department

date July 19, 1994

street & number 225 North Center Street

telephone (410) 857-2145

city or town Westminster

state Maryland

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  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438



Description (continued)

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elevation has Flemish Bond and the remaining elevations have 4-1 common bond. There is an interior brick chimney on each end and between the east four and west three bays. The house appears to be a Pennsylvania Farmhouse plan structure on the east attached to the side of a three-bay, center-entrance plan structure on the west, but it was all built at once.

The north elevation, on the first story, has in the east bay a 1/1 sash with a wood sill, splayed brick jack arch, a mortised-and-tenoned-and-pegged frame with a beaded interior edge, and blinds. Proceeding westward there is a six-panel door, two of which are now glazed, with sunk fielded panels that have ogee panel moulds. It has a stone sill, a beaded-interior-edge frame with pegged mortise-and-tenon joints, a plain headrail, a four-light transom, and a splayed brick jack arch. West of this is an eight-panel door with sunk fielded panels, two of which have been replaced by glazing, and ogee panel moulds. There is a wood sill, a mitered frame with a beaded interior edge, a Greek-profile ogee on the headrail, a four-light casement transom, and a splayed brick jack arch. Further west are two 1/1 sash with the same details as the east bay. West of this is an eight-panel door with sunk fielded panels and ogee moulds. The frame is mitered and has a beaded interior edge. The headrail has a Greek-profile ogee, with a four-light transom above. In the west bay is another typical 1/1 sash. There is a new, two-bay, one-story porch with turned posts, that has recently been enclosed, in the two bays with doors between the east and center bays. The second story has seven 6/6 sash, with the same details as those on the first story. The cornice has one course of corbelled brick, with two corbelled dogtooth courses above.

On the west elevation, the north bay of the foundation has a diamond-in-section wood vent in a mortised-and-tenoned-and-pegged frame. The south bay has a beaded-edge vertical-board door on interior strap hinges, in a mortised-and-tenoned-and-pegged frame. It has a splayed brick jack arch and stone retaining walls projecting westward from the foundation on either side of the door, where the earth has been excavated. There are no openings on the first or second stories. The gable end has two four-light sash. The eaves are broadly overhanging.

The south elevation has a diamond-in-section wood vent in a pegged mortise-and-tenon frame in each of the two west bays of the foundation. The first story has, from west to east, a typical 1/1, a shorter, but otherwise typical 1/1, no opening, two typical 1/1, and a two-bay enclosed porch under the roof of the house. The eastern wall is brick three wythes thick. The original recessed brick wall has a one-light over two-panel door to the west, with sunk, fielded panels that have ogee moulds. The pegged mortise-and-tenon frame has a beaded interior edge. To the east is a 6/1 sash in a pegged mortise-and-tenon frame, with a wood sill and a splayed brick jack arch. The chamfered porch posts survive behind the later infill, but the hand rails and balusters have been removed. The second story has, from west to east, two typical 6/6, two bays with no openings, a typical 6/6, and a two-bay enclosed porch with a brick wall at the end of two

Description (continued)

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wythes. The cornice has a course of corbelled brick, a course of corbelled dogtooth brick, another course of corbelled brick, and a top course of flush brick.

There is a cellar under the west three bays of the house only. There is a brick chimney pier on the west wall. It has a wood lintel, with wood shelves below it. A summer beam runs east-west. It is hewn on top and bottom and is about 9 by 12 inches. There is one hewn post under the center of it. The joists run north-south, are hewn on top and bottom, and are spaced 25½ to 35 inches on center. The joists are now covered and could not be measured.

The house plan is laid out as a single pile with four rooms, strung along one after the other. South of the east room is the rear porch and south of the west-center room is a stair passage connecting the east-center and west rooms. The west room has a fireplace centered on the west wall. The mantel has a bead on the inner and outer edges, half columns and a pulvinated frieze. The bed mould has a large bead at the top, a cavetto in the center, and an ovolo on the bottom. The mantel has been marbled in imitation of two types of marble. The brick firebox has been rebuilt, but reportedly had straight jambs and was not plastered. The baseboard is also marbled and has a beaded top edge. The door on the north has eight panels that are flat and sunk on the interior, with ogee moulds. They are grained a tan color with a mahogany square in the center to imitate a fielded panel, with a narrow margin run between the two wood colors. It has a later, cast-iron box lock. The door on the east has six sunk fielded panels with ogee moulds. They too are grained light tan, with a mahogany strip on the edges of each panel. The door has cast-iron butt hinges and a later cast-iron box lock with no markings. It originally had a plate latch. The broken field architraves have a large bead on the inner edge, a bead at the break, and a quirked Greek-profile ogee on the back band with a bead on the inner side of it. They have a combed finish, as does the chairrail. The latter is very similar to the architraves, with a small ogee on the shelf, a bead at the break of the broken field, and a large bead at the bottom. The window soffits and jambs each have one sunk, flat panel with a beaded panel mould and a combed finish. The random-width pine floor runs east-west.

The west-center room has a baseboard with a bead on the top edge, and is painted. The chairrail has a bead on the bottom edge and is grained. The south wall has a large, later doorway with plain trim and a combed finish. A later oak floor runs north-south. The east wall has a six-panel door with sunk, flat panels. It is grained in three tones, with a faux field created in imitation of mahogany, a narrow strip like inlay, and another imitation wood for the bevelled margins. The door originally had a plate latch but now has a cast-iron box lock. The architrave has an ovolo back-band and a bead on the inner edge, and has a combed finish.

South of this room is the stair passage. There is a straight run of enclosed stairs on the south wall, to the east. The wall and the door to the cellar are both of beaded-edge vertical boards. The stairs to the second story are only accessible from the east-

Description (continued)

Section 7 Page 4

center room, and not from the passage. The baseboard and chairrail are identical to the west-center room. The architraves have a backband with an ogee that has a small bead on the inner edge of the architrave which has a combed finish. The doors have six flat, sunk panels with no panel moulds, and are grained in three tones.

The east-center room has a west wall that is masonry. There is a fireplace centered on this wall with a wood mantel that has a combed finish. There are panelled pilasters that are flat and sunk, and have a bead panel mould. The frieze has a panel in the center with concave corners. The bed mould has a cavetto at the top and an ogee at the bottom, similar but not identical to that in the west room. The splayed jambs and surround are plastered. The north wall of the projecting fireplace has a cupboard with a flat, sunk panel with no moulds, a beaded interior edge surround and a combed finish. The window architraves have a beaded interior edge and a ghost on the outer edge that suggests that the backband was removed and then the combed finish was added. The baseboard has a beaded top edge. There is no chairrail in this room. The north door has flat, sunk panels with ogee moulds, and a later cast-iron box lock. The surround here has a beaded interior edge and a backband with an ogee on the outer edge and a bead just inside of it. It has a combed finish. The west wall has three doors. That to the south has two steps below it, and leads to the stairway to the second story. This door has six sunk, fielded panels, a combed finish, and a later cast-iron box lock. The surround has a beaded interior edge. Just north of this door is a second, identical door, but the surround matches that of the north door. On the north side of the fireplace is the third door on this wall, which matches the second one.

The east room has a large kitchen fireplace on the east wall, to the south. It has straight brick jambs, a pivoting iron crane, and a bricked-in opening on the south side of the fireplace that was probably for a bakeoven that is no longer extant. There are vertical-board doors on hinges. The plain mantel shelf is supported by three ogee brackets. In the northeast corner is an enclosed winder stair, with three steps below the six-panel door. The sunk, fielded panels of the door have ogee moulds, and the cast-iron box lock replaces a plate latch. The surround has a beaded interior edge. Between the stairs and fireplace is a beaded-edge vertical-board door to a closet under the stairs. The window and door architraves have an ovolo backband and a beaded inner edge. The door on the north has sunk, flat panels with ogee moulds. That on the south is the same; it has been altered, but apparently originally had six panels, too.

The second story floor plan mirrors the first. The west chamber has a fireplace on the west wall that is closed off with a new fireboard. The wood mantel has a bead on the inner and outer edges, and an ovolo in the center of both sides and the top of the architrave. The frieze is plain. The bed mould has a large bead at the top and a Greek ogee and small bead at the bottom. The mantel has a combed finish. There is a bead on top of the marbleized baseboard. The chairrail has a bead on the bottom edge, and a combed finish. South of the fireplace is a built-in closet. The architrave has a beaded interior edge and an ovolo backband. It is grained to imitate mahogany. The closet is

Description (continued)

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divided in half both horizontally and vertically, and has four two-panel doors. The panels are flat and sunk, with no moulds. They are grained tan, with a mahogany color that creates a faux "margin", and a narrow, light colored "inlay" between the "margin" and the tan "field". They are hung on cast-iron butt hinges. The window jambs are wood boards with an ovolo run on the inner corner to act as a surround. There is a peg rail in the southeast corner and on the north wall. The door on the east has six flat, sunk panels with no moulds, and is grained like the closet doors. A cast-iron box lock replaces a keyhole plate latch.

The passage baseboards have a beaded top edge. There appears to have been a chairrail here that has been removed. The doors have six sunk, fielded panels with ovolo moulds. The jambs have an ovolo run on the inner corner.

The west-center chamber door has sunk, flat panels with no moulds, and a combed finish. The architrave has a beaded interior edge and an ovolo backband. A cast-iron box lock replaces a plate latch. The baseboard matches the rest of the house and the window jambs are like those in the west chamber. There is a peg rail on the south wall.

The east-center chamber is now divided in half, but was originally one room. There is a fireplace centered on the west wall with a mantel that is identical to that in the west chamber. The baseboard and window jambs match the others found on the second story.

The east chamber has a chimney on the east wall that at one time had a stove. To the south of the chimney is a built-in closet with a two-panel door above a one-panel door. The sunk, flat panels have no moulds, and are grained. The doors are hung on cast-iron butt hinges and the architrave has a beaded interior edge and an ovolo backband. This same surround is found at the south door, which has six flat panels with no moulds, and is grained. It also has a later, cast-iron box lock. The window jambs have the typical second story treatment. There is a winder stair to the attic in the northeast corner. It is enclosed with beaded-edge vertical boards and a matching door, and has one step below the door.

The attic rafters are mill sawn, are  $2\frac{7}{8}$  by  $3\frac{3}{4}$ , and are spaced  $33\frac{1}{2}$  to  $35\frac{1}{2}$  inches on centers. They have a center tenon and peg at the ridge and sawn Roman numerals. The rafter feet have a birdsmouth cut and butt against a 1-inch thick board plate that extends the length of the building and is probably nailed to the joists below. The plate is wider than the rafter feet, and there are notches cut out of the plate to hold the bottom portion of each birdsmouth cut. The top portion of each birdsmouth is nailed to the plate with two nails that appear to be cut. The rafters support lath and circular-sawn shingles. An attic floorboard has "BT" carefully carved in it. The west end chimney is two separate flues that are not connected until they reach the ridge.

Description (continued)

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About 25 feet east of the house is a smokehouse built of 4-1 common bond brick on a rubble stone foundation. It has a gable roof of inverted-V-seam metal and a north-south ridge. The south elevation has a doorway with a stone sill and a pegged mortise-and-tenon frame. The east and west elevations each have a splayed slit vent. The eaves on the north and south have rake boards and the rafter ends on the east and west are tapered and cut. The plates are notched to hold the rafters. The interior has a dirt floor and plastered walls. The splayed vents have interior wood lintels. There are three east-west joists that appear to be sawn and are set in pockets in the wall, resting on top of thin boards. They support loose sticks that run north-south that probably held the meat. There are also two girts that appear to be sawn and rest on top of the side walls, inside the front and back (south and north) walls. These girts are connected somehow to the plates. The rafters also appear to be sawn; the ridge joint was not visible.

About 40 feet south of the house is a rubble stone springhouse. There are traces of whitewash on the stone. It has a corrugated metal gable roof with an east-west ridge, and the roof is cantilevered on the east about 5 feet. The soffit under the cantilevered portion is open to the rafters. The east elevation, on the south, has three stone steps down to a beaded-edge vertical-board door on cast-iron butt hinges. The frame may be mortised and tenoned, but is not pegged. It has a beaded interior edge and a cavetto backband. There are wood steps along the east wall to the upper story. The hand rail and newels are mortised and tenoned and pegged. The rails have a beaded bottom edge and the vertical balusters are rectangular in plan. The door and frame of the upper story are identical to that of the lower story. Carved on this door is "T.Ly 75". The east wall of the building, above the stone, has vertical boards, while the east gable end has horizontal flush board siding, and each board has a beaded bottom edge. The north elevation has a 6/6 sash in the lower story with a wood lintel, a sill that is now below grade, and a frame like the doors on the east. Much of the north wall is now poured concrete. According to family tradition, this building used to be taller, but the roof blew off and the walls were lowered some when it was rebuilt. The south elevation has two slit vents on the lower story. The west elevation has a slit vent on the lower story, to the south.

The lower story of the springhouse has a concrete floor with a trough on the south side. There is a large stone fireplace with straight jambs on the west wall, set to the north. The fireplace has a wood mantel tree, and was originally plastered. The north window jamb has a beaded interior edge. The upper story joists are exposed and run north-south. They are mill-sawn, are 2½ by 7 inches, and are spaced 24 to 25½ inches on centers. They rest on a 1-inch thick board set in the stone wall. The walls were originally plastered. The upper story has a random-width floor that runs east-west. There is a small brick fireplace with splayed jambs on the west wall. The firebox and surround were originally plastered. There is a wood mantel that extends across the entire fireplace wall, including the flue from the lower story. The architrave has a beaded interior edge. The bed mould has a large astragal at the top, a cavetto below it, then another cavetto with a bead at the bottom. The edge of the mantel shelf has a

Description (continued)

Section 7 Page 7

cavetto at the bottom. A stove was later piped into the chimney, and the chimney no longer passes through the roof. This room has a chair rail with a beaded bottom edge and a rounded edge to the shelf. The concrete north wall has written into it "1923 C. S. [Clayton Scott] Koons and J. A. [John Addison] Koons April 26 Frank Bohn Frank Bohn Grant Bohn." The plates are hewn and are 7 inches by 8½ inches high. The mill-sawn rafters are exposed, and appear to have always been so. They are 2¼ to 2½ inches wide, and are tapered in depth from 2½ to 3 inches at the ridge to 4½ inches deep at the feet. They are half-lapped and pegged at the ridge and appear to be sawn off and toe-nailed to the plate. At the southeast corner of the springhouse is a rubble stone retaining wall with a covered area for the spring.

About 200 feet north of the house is a brick bank barn with a southeast facing forebay. The barn sits on basically flat ground, with a ramp built up to it on the northwest. The southeast elevation, on the lower story, has 5, 6, and 7 to 1 common bond. From southwest to northeast there is a beaded-edge, vertical-board dutch door on strap hinges with rounded ends. Above the door were slats that are now missing. Next is a wood vent with vertical louvers that are diamond in plan. It has a pegged mortise-and-tenon frame and a splayed brick jack arch. Then is a matching door, with slats, a matching vent, two similar doors that are later, but are not dutch doors, a matching vent, a matching door, a matching vent with a later door covering it, and a matching door, but with beaded-edge-and-center vertical boards. The head rail and slats are missing from the latter. The upper story has vertical-board siding. There is, from southwest to northeast, a six-light sash, a door on strap hinges, a six-light sash, double doors on strap hinges, and two six-light sash. The gable roof has a northeast-southwest ridge and is covered by corrugated metal. The slope to the southeast is longer than the slope to the northwest.

The northeast elevation has 4, 5, and 6 to 1 common bond. The lower story has a semi-circular arched opening under the forebay, with a pintle and latch for a door that used to hang here. A brick in the pier by this doorway is marked "Daniel [?Boone?] 1834." North of this is a double wood vent with diamond-in-section wood louvers in a pegged mortise-and-tenon frame, then a single vent with identical details. To the far north is a random-width, beaded-edge vertical-board door in a mortise-and-tenon-and-peg frame, with a stone sill and a splayed brick jack arch. It has interior strap hinges with round ends with points. The upper story has four brick lancet vents, with another brick lancet vent in the gable end. There are also diamond-plate tie rods.

The northwest elevation has 5-1 common bond. There is a wood vent in the lower story on each side of the ramp. The upper story has two brick diamond-shaped vents on each side, with a pair of vertical-board wagon doors on strap hinges to the northeast and a single, like door to the southwest. The southwest elevation has two closed off wood vents in the lower story, with a segmentally-arched doorway under the forebay. The upper story has four brick lancet vents and the gable end has the bottom half of a brick diamond vent. The top half of the brick vent has been rebuilt, and tie

Description (continued)

Section 7 Page 8

rods have been added. There is a later shed attached to the lower story on this elevation.

The lower story of the barn has one summer beam that is hewn on all four sides and is supported by five posts. It runs northeast-southwest. The half-lap scarfs in the summer are pegged from the side, outside of the top half of the lap. The summer is a reused plate from a building, with notches for rafter feet, and is now turned on its side. The joists are hewn on top and bottom and extend only to the summer beam from either end. The joists have V-notch corners on the ends and are reused from a log structure. On the north wall the joists are set on about a 2-inch thick board. Most of the joists are hewn on all four sides under the forebay. The east wall has a hewn lintel with pegs. The horse stalls were on the east end, but only one of three early stall dividers survives. Some of the original hay racks survive. All of the openings have splayed jambs and hewn wood lintels. Under each post is a low brick wall running northwest-southeast, and each wall is topped by a hewn sill that also runs the whole width of the barn. The posts are tenoned into the summer beam; their connection to the sill is not apparent. There are two rows of pegs in the floor boards above. Each row runs northwest-southeast, is set 8 to 10 inches inside of the threshing floor wall, and has one or two pegs per floorboard. These pegs do not hold anything, and are probably indicative of reused flooring in the barn.

The upper story has two center threshing floors, the southwest one being narrower, and a hay mow on each end. There is a granary in the north corner which is built out of circular-sawn lumber. There are three hewn, heavy-timber framed bents with pegged mortise-and-tenon joints. Each bent has three posts connected by two girts. The center post is notched deeply and very high, around a tenon, in order that the lower girt can be set into the notch, dropped down over the tenon, and pegged. The lower girt has diagonal down braces. The top girt laps over top of the plates. The forebay is framed separately from the barn bents. The roof is supported by a purlin post truss. The end walls have corbelled brick at the eaves line that supports a tie beam between the plates. The rafters are of large dimension, but appear to be sawn. They are pegged at the ridge, but the type of joint used is not clear. Hanging in the ridge are two pulleys from an old hay fork.

About 30 feet north of the barn is a wagon shed with vertical-board siding and a gable roof of corrugated metal with an east-west ridge. The east elevation had double wagon doors on strap hinges. There is a shed roof addition to the north that has one large wagon door on three strap hinges on the east elevation. The west elevation of this addition has double wagon doors on strap hinges. There is a new shed added to the north of this addition. The shed has a hewn, pegged, mortise-and-tenon frame with circular-sawn braces. The rafters are also circular-sawn, are about 2 by 6, are mitered at the ridge, and support lath. The north addition has hewn posts and circular-sawn smaller members, with pegged mortise-and-tenon joints. There are metal straps around the posts that are bolted to the girts.

**MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM**

**Survey No. CARR-115**

**Description (continued)**

**Section 7 Page 9**

About 40 feet south of the barn is a hog pen that has been greatly rebuilt, is very deteriorated, and is scheduled for demolition. It has vertical-board siding on the east elevation, horizontal-board siding on the west elevation, and beaded-edge-and-center vertical-board siding on the north elevation. There are five openings for hogs on the north and a door on the east. The shed roof slopes to the north and has corrugated metal. The sill and some other members are hewn, but many are circular-sawn. The rafters are circular-sawn and are about 2½ x 3 inches. The roof has been raised by narrow diameter round logs that are toe-nailed. There is lath and wood shingles over the rafters.

There is a milk house about 60 feet northwest of the house. It has a concrete foundation, beaded-edge-and-center vertical-board siding, and an inverted-V-seam metal gable roof with an east-west ridge. There is a six-light sash on the north and a door on the east, set to the north, that matches the siding.

Significance (continued)

Section 8 Page 2

intestate in October 1806, leaving a widow (Mary Hiner), eight children, and three grandchildren of the deceased William Hiner. One son, John Hiner, and the three grandchildren, were under the age of 21, so the oldest son, Henry, petitioned the Frederick County Court and a commission was set up to investigate the possibility of dividing all the land. The farm was now 853 acres. They decided that the farm could not be fairly subdivided ". . .because the building's improvements and water on some parts of the land now occupied as separate farms or plantations give to those parcels. . .so much greater value than those parts which are unimproved or where the improvements are indifferent."

Since the land could not be divided, under the Act of Direct Descents the land was vested in the oldest son, Henry. In 1808 Henry sold 229 acres to his brother, John, for \$1,800. John sold off some of the acreage. By 1825 he held 196 acres and ten years later it was down to 190. John was also most likely responsible for construction of the existing house and barn. A brick house is noted in the 1837 account. The house Hiner built is very unique in Carroll County. It would appear that the builder created it by combining two familiar house plans, the four-bay Pennsylvania farm house plan and the three-bay, center entrance plan. Both house plan types are common, but, when combined, one of them is usually used as an ell on the rear of the other, not placed side-by-side. The mouldings used in the house are typically found in buildings built before 1830. There have been few changes to the house since its construction. The marbleizing and graining on the woodwork probably dates from the 1850's or 1860's, as do the later locks, and the combed finishes probably were added in the early twentieth century. A c. 1896 photo of the house shows the original one-bay, gable roof porch which was removed in the early 1940's and replaced with the existing porch structure. It also shows the use of contrasting paint colors on the doors. The kitchen door has dark rails, stiles, and fields, while the panel margins are light. The other two doors use the opposite scheme, thus setting them off functionally from the work space of the kitchen. Also of interest in the photograph is the fence, which apparently had wire between the posts and the top and bottom rails. The top rail had a saw tooth motif on top of it. The four trees which still exist on the north side of the house, in a straight line, were already of considerable size and must have been at least twenty years old when the photograph was taken.

The brick barn which Hiner built is also of great interest, as there are probably only about a dozen that survive in Carroll County. This barn was certainly standing by 1837. The date "1834" scratched on a brick may or may not be related to its construction. Much of the timber in the floor of this barn came from an earlier log structure. This trait has been found in other barns in the area. The 1798 tax suggests that there were two log barns on Harbert Hiner's farm, and it is likely that one of them was dismantled and replaced with the brick barn by John Hiner. Log barns were

Significance (continued)

Section 8 Page 3

difficult to work around because of the logs that enclosed each mow, and this probably explains why perfectly sound barns were taken down and the timber reused. The use of a channel in the center post of the barn bents, with a tenon in the channel of the post that the girt is dropped down on to, is a unique construction detail that has only been observed in one other barn, the stone barn at 5268 Bowers Road (CARR-1389). The trait probably identifies a particular barn builder, or school of builders, as yet unnamed.. A c. 1896 photograph of the barn shows that it has not changed since then. The barn yard was enclosed with post and rail fencing, and the wagon shed to the north was already standing.

Also probably built in this period was the stone springhouse. The upper story room with a fireplace and refined mantel is unique and suggests that this room was being used as a dwelling, and probably not by a slave or servant but by someone of more importance to the family. The smokehouse was probably built at the same time as brick house, as the brick work is identical.

On 31 March 1838 John Hiner (Heiner) sold the farm to Sarah Aiken of Baltimore City and Decator Levering of Carroll County for \$7,800. The following day Hiner left for the west, eventually settling in Marion County, Indiana. Disagreement over the terms of the sale landed it in Chancery Court, but it was finally settled in late 1848 and the final deed executed in 1849. Aiken and Levering were probably only using the farm as an investment. It passed hands several times in the early 1850's and was finally purchased by George W. McConkey of Baltimore County in 1855 for \$8,000. McConkey apparently farmed the land, successfully, as in 1866 he had livestock worth \$812 and furniture worth \$412, plus a carriage worth another \$50. McConkey died in 1880. In his will he ordered that his farm be sold within two years and the proceeds divided between his son, John R., and his daughter, Maria E.. They were required to pay their other siblings \$100 each.

The inventory of McConkey's property indicates that his house was very well furnished. The dining room was covered with ingrained carpet. It had a dining table, a small dining table, a sideboard, six black chairs with yellow bottoms, six cane-seat chairs, a small mahogany table, a bookcase, an eight-day clock, a looking glass, a small circular stand, plus vases, lamps, and innumerable dishes and glassware. This included blue stoneware, china, white dishes, white stoneware, and wine glasses. The dining room was probably in the east-center room, which was the center front door that had the porch, and was probably where the assessors entered and started their inventory. Though the rooms were not individually itemized, it is possible to tell in general what was in each room of the house and the direction that the inventory proceeded. Another room had a feather bed, a small looking glass, a wash bowl and pitcher, a lounge, and an oil cloth on the floor. This was likely the west-center room. Presumably they moved next to the

Significance (continued)

Section 8 Page 4

west room, which was apparently a parlor. It seems to have had a parlor stove, a marble-top table, a dozen mahogany chairs, a looking glass, three candelabras, matting and an oil cloth on the floor, and curtains at two windows.

They next proceeded upstairs to the bed chambers. One of the chambers had a bed, a mahogany bureau, a lounge, a looking glass, a marble-top stand with a wash bowl and pitcher, a wardrobe, and three-ply carpeting on the floor. There were a number of dishes and cutlery, presumably in storage in another room, although they may indicate that someone was taking meals upstairs. There were at least three more beds, four stoves, a charcoal heater, and a desk in the chambers. The inventory proceeded up the winder stair in the east chamber to the attic where it noted a sausage-stuffer and "Sundries in Garret", and then took the same stairs down to the kitchen below. Here was found the usual large assortment of cooking utensils. The assessor's next journeyed to the barn, where they noted the usual large assortment of farming utensils. Also in the barn were six cows, two heifers, seven hogs, two old sows, seventeen shoats, two horses and a mare. There were 25 acres of corn and 11¼ acres of oats in the fields, plus corn in a crib, wheat still in the straw, potatoes, timothy hay and clover hay. For some reason the inventory ended up back at the kitchen, where the focus was on the furniture, not the utensils. Here could be found a cookstove, a "cast boiler", a kitchen table, a kitchen cupboard, a safe, two rocking chairs, and a kitchen carpet.

The farm was advertised simply in 1880 as being ". . . improved with an excellent two-story Brick Dwelling, a large Switzer Barn, a new Corn Crib and other outbuildings." The corn crib mentioned may be the wagon shed north of the barn, though this is only conjecture. At the public sale the highest bid, \$34 per acre, was rejected as too low. It was then sold in October of that year to Isaac Trimmer in a private sale. John R. McConkey was given the privilege to remain in occupancy until April 1881. Trimmer bought the 195-acre farm for \$7,105 and sold 96 acres, with the house and barn, to Michael Bohn in 1889 for \$5,000. Trimmer already owned and farmed 114 acres, and apparently never lived here. The farm has been owned and cultivated by the Bohn family since 1889, which is significant in itself, but the majority of the farm dates from before the creation of Carroll County, and has been well-preserved since that time, with few alterations. It is that fact that gives this property great significance to the history of Carroll County.

CARR-115  
John Hiner Farm  
1250 Hapes Mill Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Claude P. Bohn, et al	Carroll etc.	Claude P. & Thelma J. Bohn (wife)	Carroll	8-8-1991	1289	686	Deed fee simple	\$203,333.34, 96 acres - 3 acres
Theo. B. Bohn	Carroll	Theo. B. Bohn, Claude P. Bohn, et al	Carroll	2-20-1984	857	816	Deed fee simple	\$1.00, 96 acres - 3 acres, "Retirement Corrected" and "Bedford"
William H. B. Anders & Margaret L. (wife)	Union Bridge	Russell E. Bohn & Theo B. (wife)	Carroll	5-13-1929	EAS 152	407	Deed fee simple	\$10.00, 96 acres
Annie R. Bohn, Frank P. Bohn, & Russell & Theo. B. Bohn		William H. B. Anders		5-13-1929	EAS 152		Deed	
Mary E. Bohn, et al, widow of Michael Bohn	Carroll	Wellington Grant Bohn & wife	Carroll	3-30-1889	JHB 92	399	Deed fee simple	Michael died 5-1-1900 intestate, \$4,500, 96 acres
Isaac Trimmer	Carroll	Michael Bohn	Frederick	3-30-1889	WNM 69	189	Deed fee simple	\$5,000, 96 acres
Charles B. Roberts, Admin. of George W. McConkey	Carroll	Isaac Trimmer	?	4-2-1881	FTS 54	447	Deed fee simple	Orphans Court, 7-10-1880, \$7,105, 195 acres

CARR-115  
John Hiner Farm  
1250 Hapes Mill Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Henry W. Heiser & Sarah Ann (wife)	Baltimore City	George W. McConkey	Baltimore County	6-6-1855	JBB 19	97	Deed Indenture	\$8,000 ... "Farm on which John Heiner resided on the thirty-first day of March in the year Eighteen hundred and thirty eight...." 190 acres or 10.5 acres
William G. Thomas & Mary L. W. (wife)	Baltimore City	Henry W. Hiser	Baltimore City	7-3-1854	JBB 17	20	Deed Indenture	\$9,000 190 acres or 195 acres
Sarah Aiken, et al (widow)	Baltimore City	William G. Thomas	Baltimore City	5-9-1853	JBB 15	80	Deed Indenture	\$9,000 190 acres or 195 acres
John Roberts, trustee	Carroll	Sarah Aiken & Decator Levering	Carroll	3-31-1849	JBB 12	469	Deed Indenture	Equity 12-9-1848, Aiken & Levering v. John Hiner, et al, 190 acres of 195 acres
John Heiner	Marion Co., Indiana	Sarah Aiken & Decator Levering	Carroll	11-28-1844	JBB 12	467	Deed Indenture	\$7,800, 190 acres

CARR-115  
John Hiner Farm  
1250 Hapes Mill Road

CHAIN OF TITLE

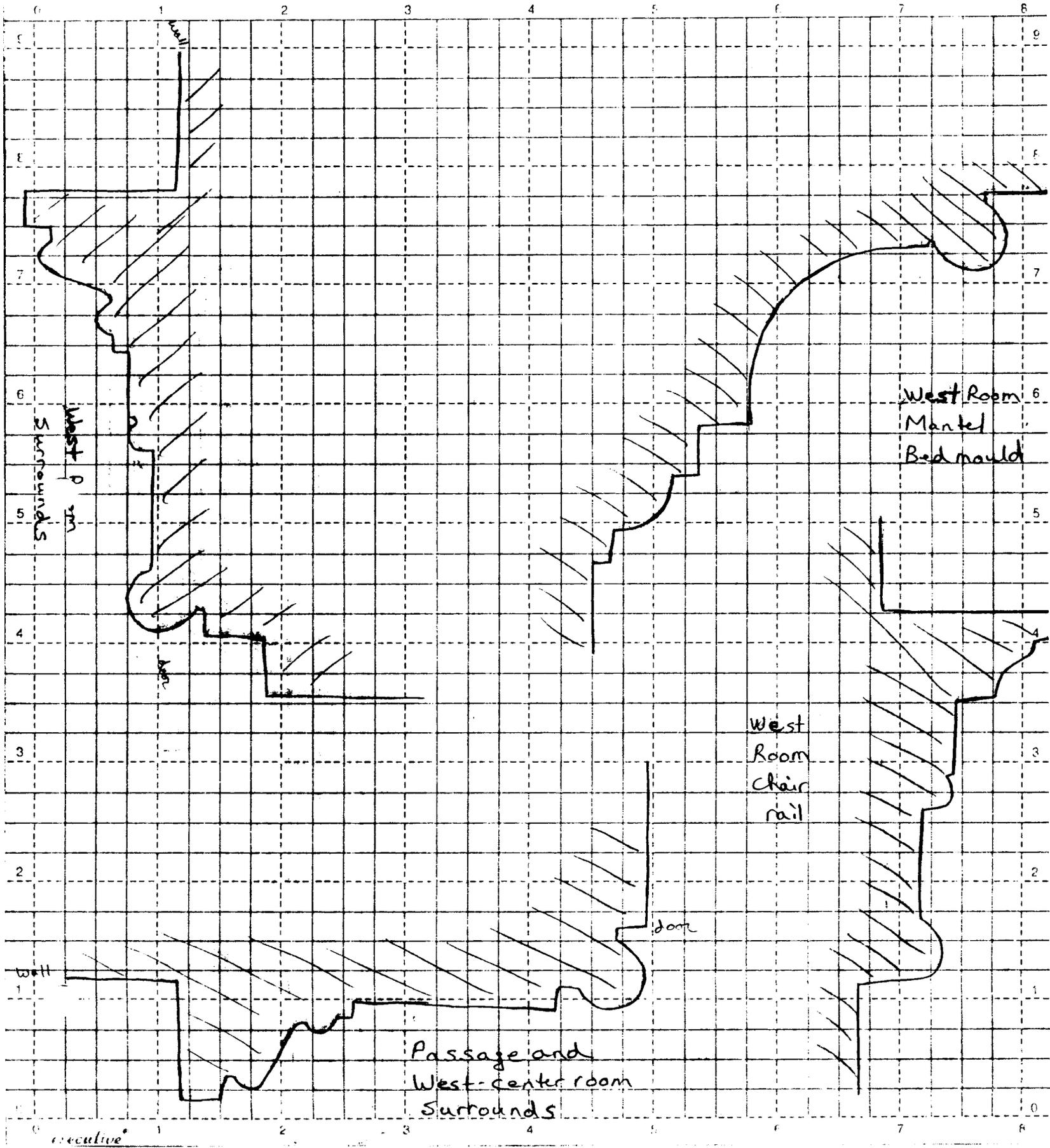
GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Henry Hiner	Frederick	John Hiner	Frederick	3-5-1808	WR 33	450	Deed Indenture	Herbert Hiner died intestate land couldn't be divided, \$1,800 Part of Bedford & Retirement Corrected, land vested in oldest son - Henry, 229 acres
John Banks		Harbert Hiner		6-22-1796	WR 14	346		
John Shaw		Harbert Hiner		6-6-1796	WR 14	290		
John Shaw	Bucks Co., PA	Harbert Hiner	Frederick	6-8-1792	WR 10	692		400 acres, "Retirement Corrected"
Wilfred Mole, et al		Harbert Hiner		5-5-1778	B.P.	473		

KS/th:115td.la

2/4

1250 Hapes Mill Rd  
Moulding Profiles

PREPARED BY KMS  
DATE 18 Mar '94



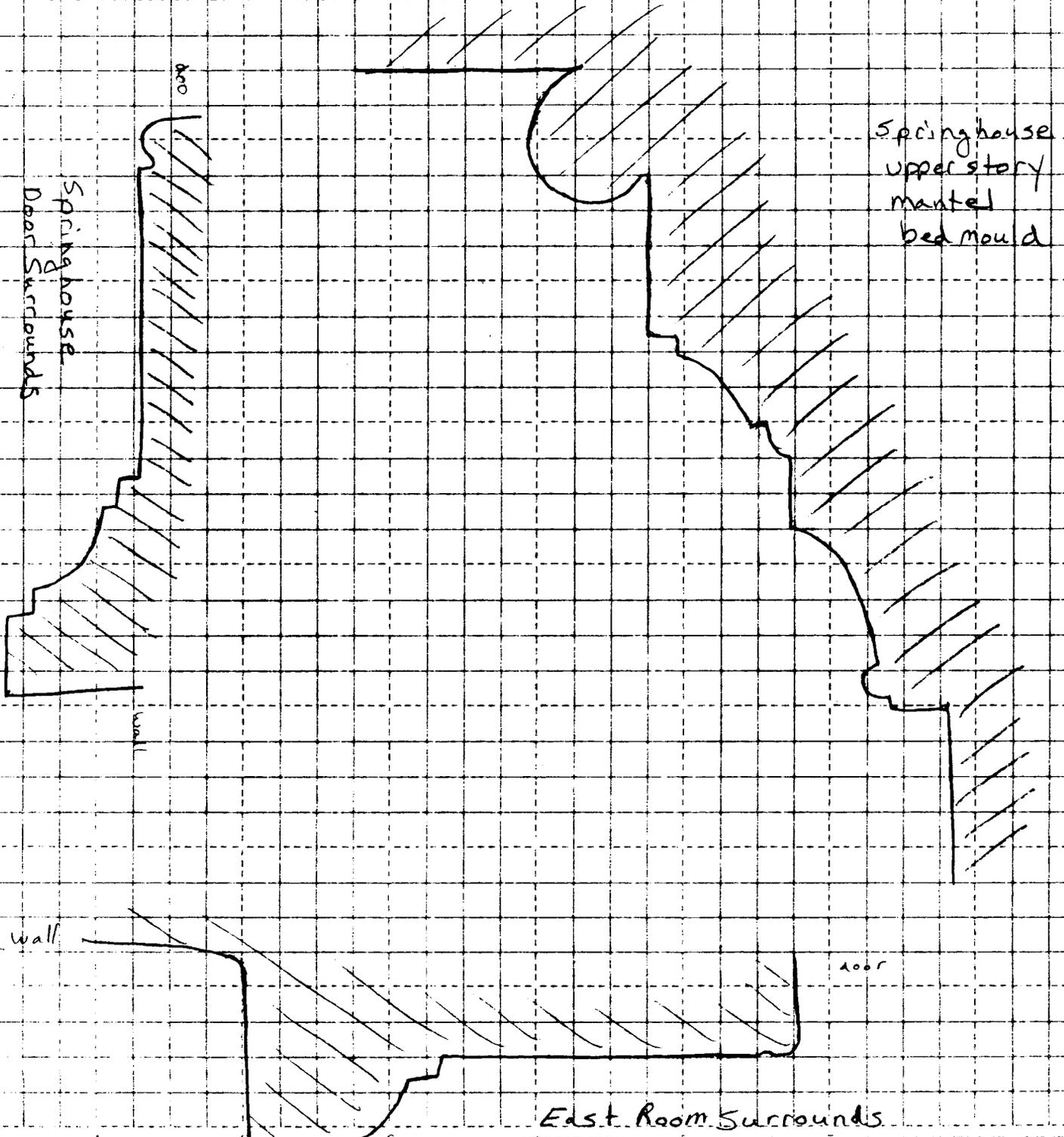
CARR-115

3/4

1250 Hapes Mill Rd  
Moulding Profiles

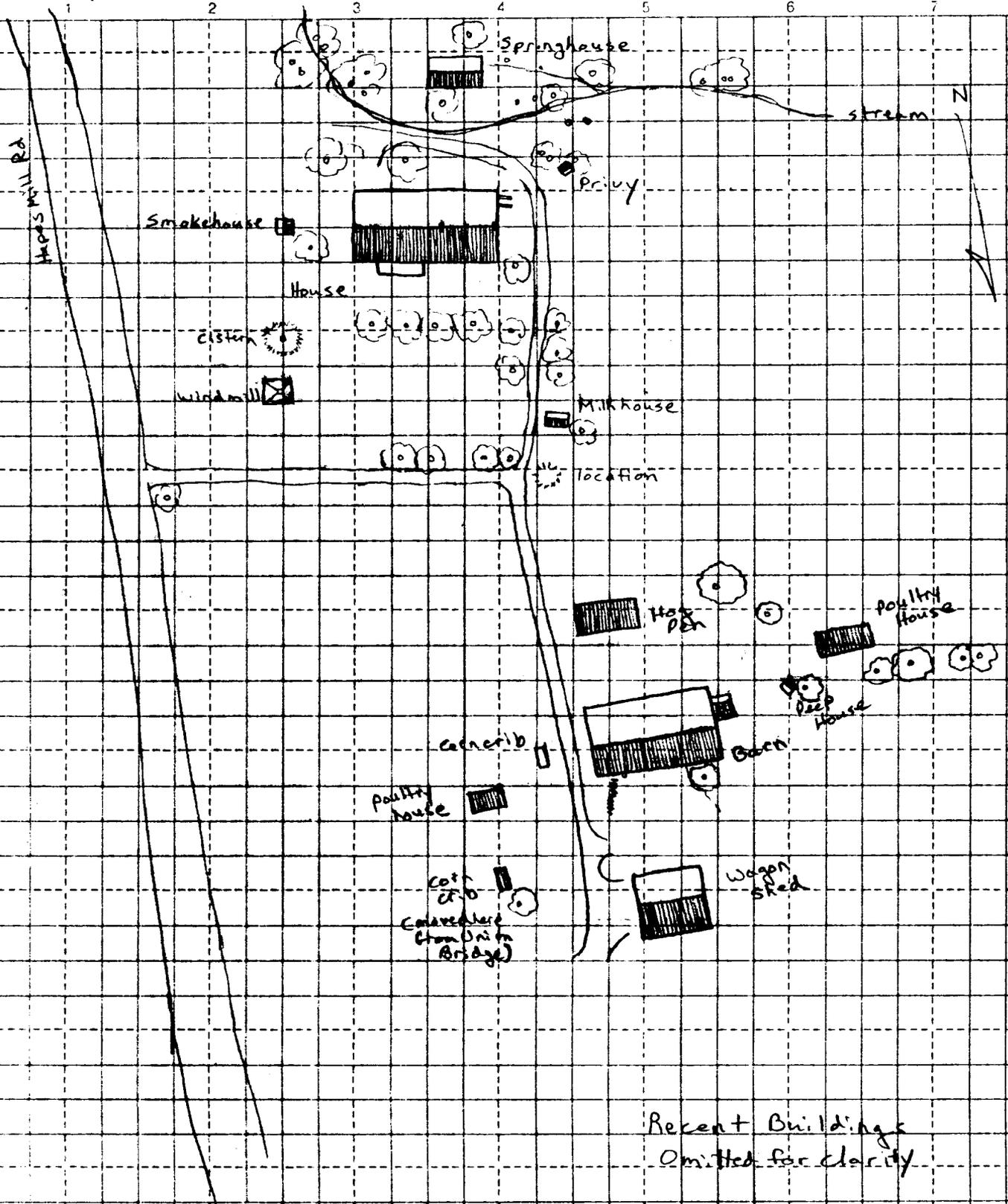
KMS

18 Mar '94



4/14

1250 Hapes Mill Rd  
Site Plan



Recent Buildings  
Omitted for clarity

<p>1. STATE <i>MD</i>          COUNTY <i>Carroll</i>          TOWN _____ VICINITY _____          STREET NO. _____</p> <p>ORIGINAL OWNER _____          ORIGINAL USE _____          PRESENT OWNER _____          PRESENT USE _____          WALL CONSTRUCTION _____          NO. OF STORIES _____</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME <i>Claude P. Bohn Farm</i>          DATE OR PERIOD <i>Early 19th Cent</i>          STYLE _____          ARCHITECT _____          BUILDER _____</p> <p>3. FOR LIBRARY OF CONGRESS USE _____</p>
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4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC

*Situated on this farm is a brick bank barn with vents in an hourglass design. The roof is A frame with the ridge running E to W.*

*The farm house nearby is also of brick construction, of two stories with A frame roof, and faces N.*

5. PHYSICAL CONDITION OF STRUCTURE    Endangered    Interior    Exterior *good*

6. LOCATION MAP *(Plan Optional)* 7. PHOTOGRAPH

8. PUBLISHED SOURCES *(Author, Title, Pages)*  
 INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER  
*Bohn's Farm*  
*3/71*

DATE OF RECORD

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



308

HANOVER, PA 20 MI.  
TANEYTOWN 3.5 MI.

12 30'

911

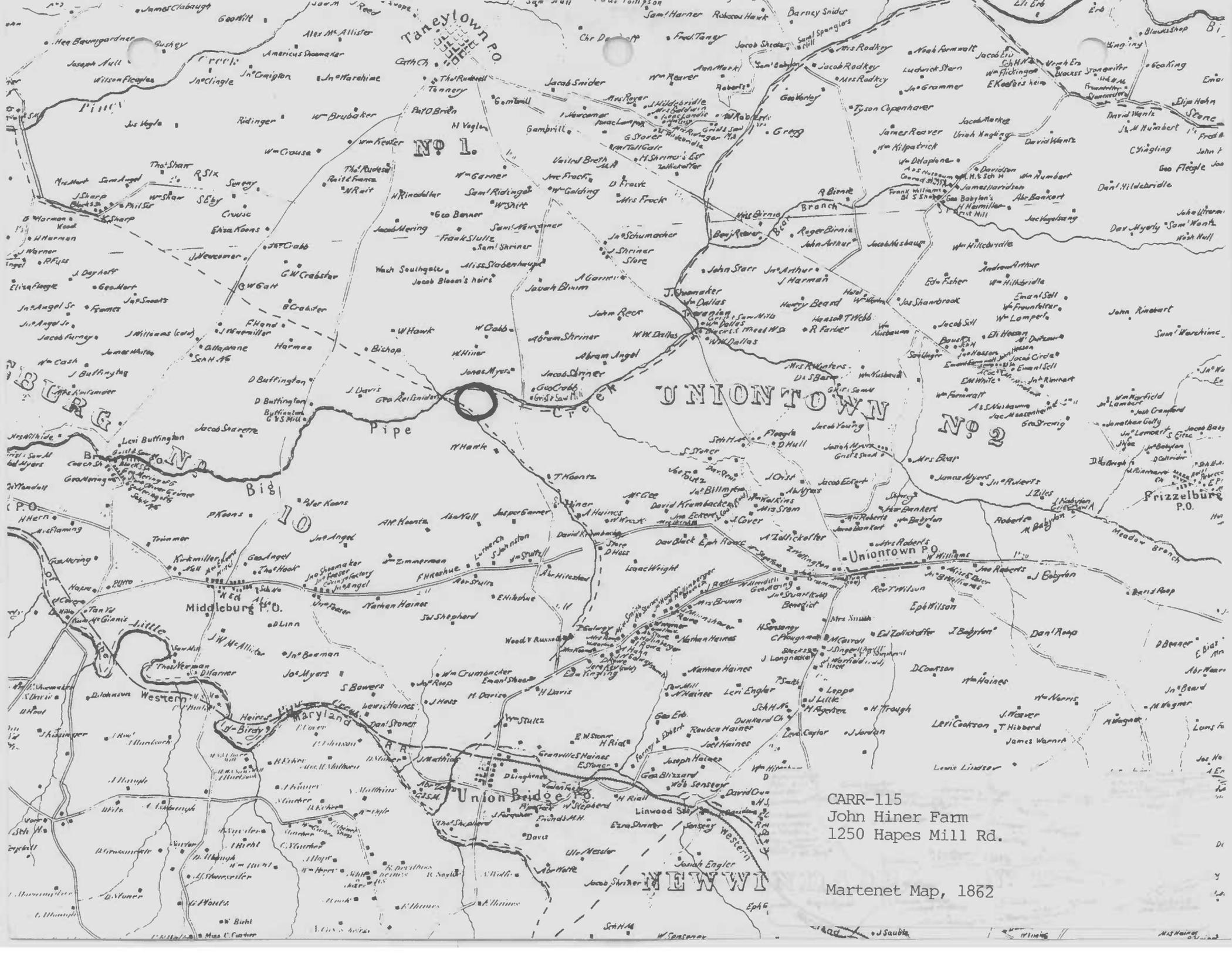
17 ANEYTOW

CARR-115

Union Bridge Quad.



5563 II NW  
17 ANEYTOW



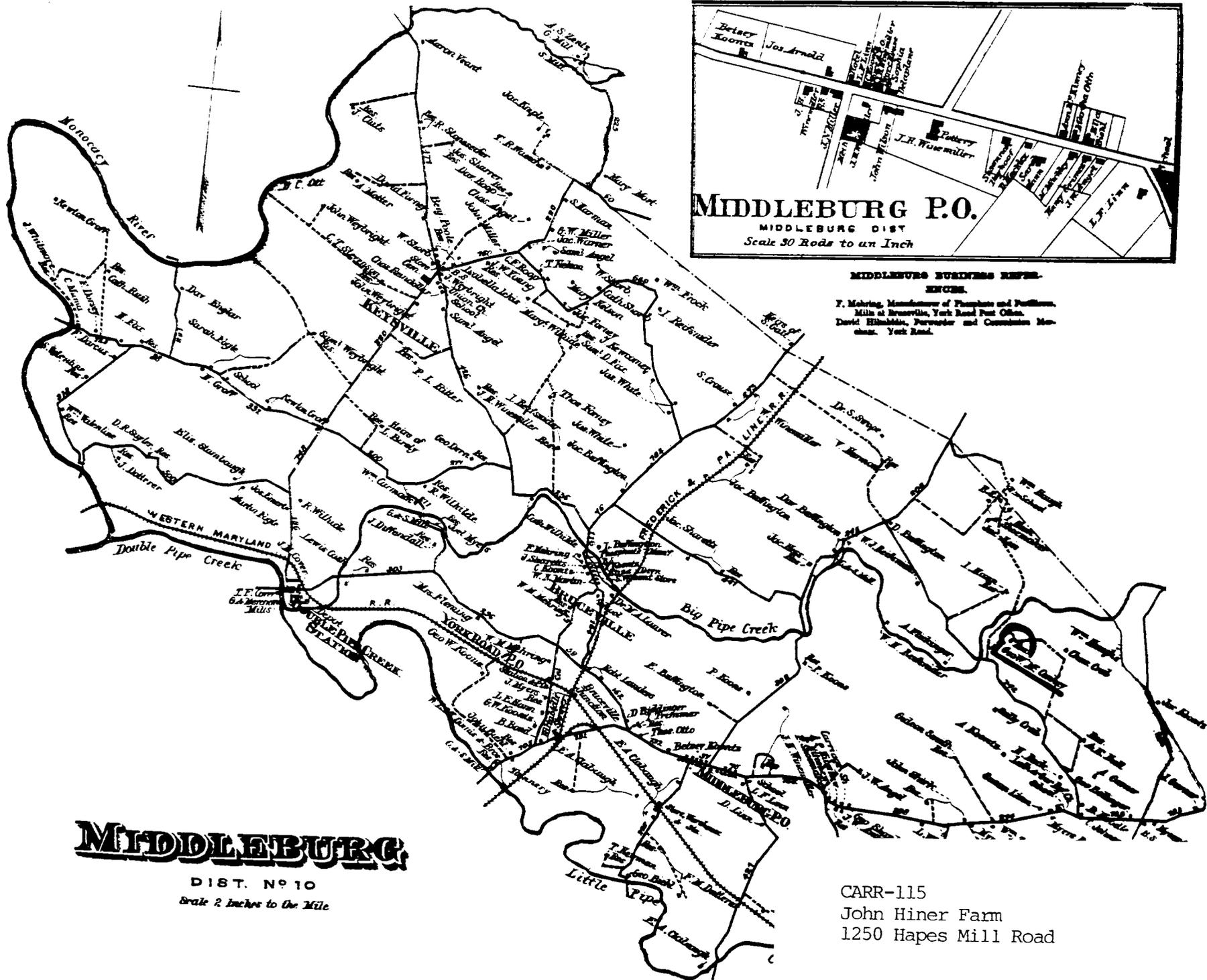
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NO 2.

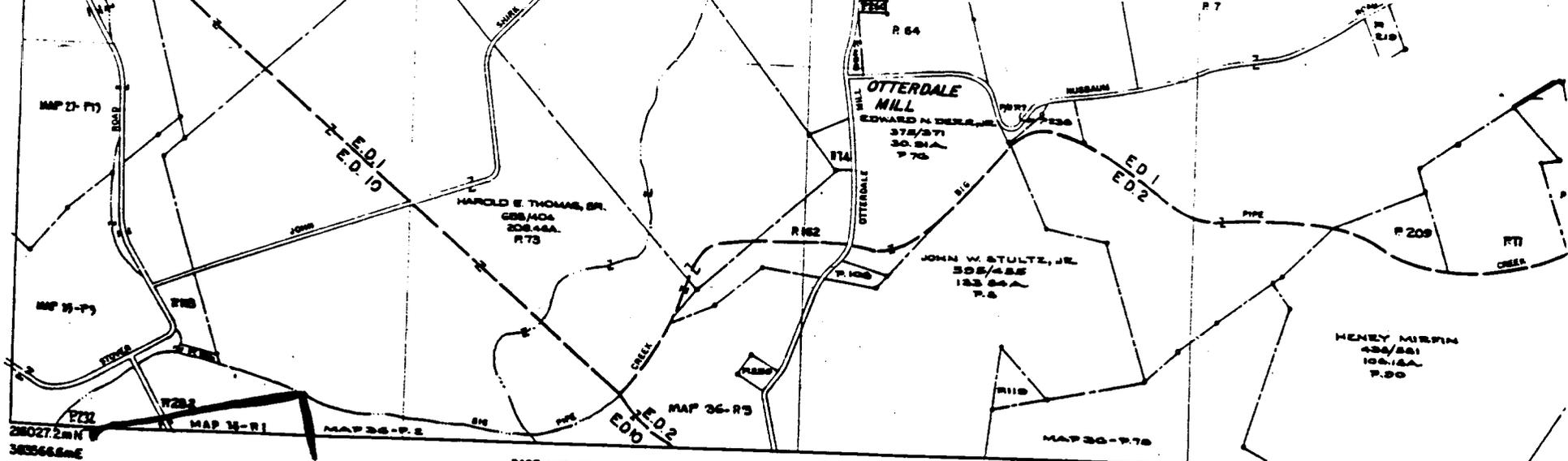
# UNIONTOWN



CARR-115  
John Hiner Fam  
1250 Hapes Mill Rd.  
Martenet Map, 1862



CARR-115  
John Hiner Farm  
1250 Hapes Mill Road



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 MD. DEPT. OF ASSESS. & TAX.

BASE MAP CONSTRUCTED  
 FROM 18 CLAD  
 PLANIMETRY REV. TO  
 MAP DRAWN:

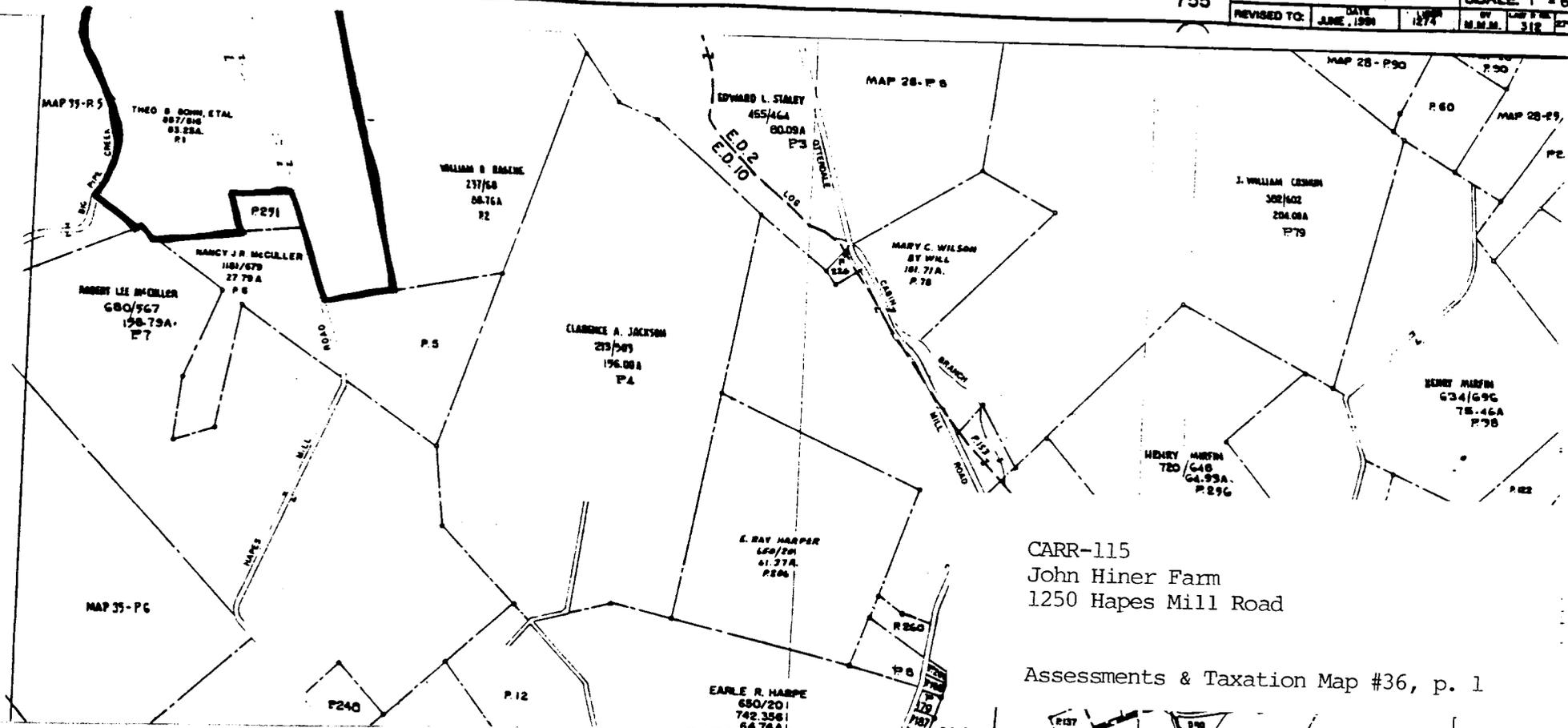
COMPILED BY <b>DEPT. OF ASSESSMENTS &amp; TAXATION          PROPERTY MAP DIVISION</b>		PROPERTY LINE SUB-DIVISION SOURCE CONTROLLING OWNER PARCEL NUMBER -
<small>THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM OTHER DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY. IT SHOULD NOT BE USED FOR LEGAL DESCRIPTION UNLESS REFERRED TO AND CORRECTED BY THE ABOVE AGENCY.</small>		
REVISOR TO: JUNE, 1990	DATE 1274	SCALE: 1" = 6' BY M.M.M. 312

746

749

752

755



CARR-115  
 John Hiner Farm  
 1250 Hapes Mill Road

Assessments & Taxation Map #36, p. 1

5563 11 NW  
(TANEYTOWN)

313

10'

315

TANEYTOWN 3 MI 760 000 FEET



CARR-115  
John Hiner Farm  
1250 Hapes Mill Road

Union Bridge quad



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

house - north elevation

1/11



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

House - south & east elevations

2/11



John Hiner Farm  
1250 Hapes Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Shost

Date: Aug. 1994

Neg. Loc.: Maryland Historical Trust  
west room mantle

3/11



John Hiner farm

1250 Hapes Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Shost

Date: Aug. 1994

Neg. Loc.: Maryland Historical Trust  
west chamber closet

4/11



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

Smokehouse - west & south elevations

5/11



John Hiner Farm  
1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust  
Springhouse - east & north elevations

6/11



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. loc.: Maryland Historical Trust

Springhouse - upper story mantel

7/11



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

barn - southeast & northeast elevations

8/11



John Hiner Farm

1250 Hapes Mill Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

barn - northwest & southwest elevations

9/11



John Hiner Farm  
1250 Hapes Mill Road  
Carroll County, Maryland  
Photo: Kenneth M. Short  
Date: February 1994

Neg. loc: Maryland Historical Trust  
c. 1896 photo of house - north elevation

10/11



John Hiner farm  
1250 Hapes Mill Road  
Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. Loc.: Maryland Historical Trust

c. 1896 photo of barn - southeast & northeast elevations

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