

CARR-919

John Payne Farm  
2810 Hoffman Mill Rd

c. 1858-1868

**Summary:**

The John Payne Farm, at 2810 Hoffman Mill Road in the vicinity of Hampstead, was originally purchased by William Stansbury in 1795. After Stansbury's death, Elizabeth Stansbury, presumably his widow, sold five tracts of land, totaling 213 acres, to John Payne for \$3,000. Payne obtained the deeds for the farm in 1854. John Payne was born in Pennsylvania about 1819. In 1868 he advertised his 220-acre farm for sale, and the description he gave is illuminating. "The improvements consist of a NEW STONE HOUSE, 58 by 34 SWITZER BARN, 80 x 40. A Tenant House, Spring House, Wash House, Summer House . . . ." The house was probably constructed in the period 1858-1868. The house is unique, and very significant, for the stone work of its front facade. The use of ashlar is virtually unknown in other dwellings of this region, and in this case, the stone is laid in a Flemish Bond pattern, with long stones, or stretchers, alternating with short ones, or headers. This stone work can be seen in several other buildings in the immediate area. The Payne Farmhouse is by far the largest and most impressive example of this stone work, which was probably the signature of a single local mason working in the mid-nineteenth century. By 1885 John Payne had disposed of his livestock and farming implements, retiring from active farming but retaining the property. Payne died in early January, 1899. The farm was sold in 1900 to David H. Leister, likely a relative of Payne's. Leister owned a lot of property, and died shortly, leaving his widow, Annie, to sell the farm to Arthur G. Leister. It was likely Arthur Leister who was responsible for the barn now standing on the Payne farm.

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. CARR - 919

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic John Payne Farm

and/or common

## 2. Location

street & number 2810 Hoffman Mill Road  not for publication

city, town Hampstead  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 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 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 checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Robert W. & Davida G. Madden

street & number 2810 Hoffman Mill Road telephone no.: 410-876-6805

city, town Hampstead state and zip code MD 21074

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber LWS 1437

street & number 55 N. Court Street folio 967

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 type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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.

### Summary:

The John Payne Farm is located at 2810 Hoffman Mill Road, about three miles southwest of Hampstead in east-central Carroll County, Maryland. The house faces southwest. It is a two-story, four-bay by two-bay structure, with a two-bay by two-bay wing on the northwest elevation. The structure is under the same continuous gable roof. The main block of the southwest elevation has Flemish bond ashlar stone. The first story has two center doors with one 6/6 sash on each side. The southwest elevation of the wing is recessed about 8 feet with a two-story porch. The southwest elevation of the wing is rough cast. The main block is divided into four rooms, with a stairway and short hall between the rear rooms. The west room has a broken field architrave with a pediment above each opening that has an ogee and bevel cornice moulding. The barn is located about 150 feet southwest of the house. It is a bank barn with a forebay that faces southeast toward the road. The barn has vertical-board siding on the northwest elevation and beaded-edge-and-center vertical boards on the other three elevations of the upper story. The lower story has rubble stone on the northeast, northwest, and southwest elevations, and horizontal beaded-edge-and-center boards on the southeast elevation. The gable roof has a northeast to southwest ridge. The upper story has a circular-sawn, heavy timber, mortised-and-tenoned-and-pegged frame. There are two center threshing floors with a hay mow on each side and a granary in the north corner. The rafters are mitered at the ridge and are supported by the Queen post truss formed by the two center posts. There are two large wagon sheds, one at the north corner of the barn and the other at the west corner of the barn. Both are made with circular-sawn heavy timber frames that are nailed with cut nails and braced.

Contributing Resources: 4

The John Payne Farm is located at 2810 Hoffman Mill Road, about three miles southwest of Hampstead in east-central Carroll County, Maryland. The house faces southwest. It is a two-story, four-bay by two-bay structure, with a two-bay by two-bay wing on the northwest elevation. The structure is under the same continuous gable roof of standing-seam metal, with a northwest-southeast ridge. There is an interior brick chimney at each end, and another at the southeast portion of the wing.

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Description

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The main block of the southwest elevation has Flemish bond ashlar stone. The first story has two center doors, each with one light over two panels. The jambs have three panels each, with one panel set at transom level, and there are two panels on the soffit. The panels have sunk fields and no panel moulds. The doors have beaded-interior-edge frames, and the transoms have oval lights. According to the owner, the house had a wood beam set in the wall over the doors which the porch rafters were connected to. This beam has been removed and replaced with stone to match the original pattern. There is one 6/6 sash on each side of the doors; they have wood sills, large stone lintels, and beaded-interior-edge frames. The windows each have two three-panel shutters with a small panel set in the center of each shutter. Behind the southern-most shutter the initials "E.M.L.?" are carved in the stone. The second story of the southwest elevation has four 6/6 sash with blinds, and a wood box cornice.

The southwest elevation of the wing is recessed about 8 feet, and the space between the front elevation of the wing and the front elevation of the main block of the house is filled with a two-story porch that has a new porch railing. The southwest elevation of the wing is rough-cast. The first story has a typical 6/6 sash in the west bay and a typical door set in the south bay. The second story is identical to the first. The northwest elevation of the main block has the same Flemish bond stone work as on the southwest elevation, except under the first story window sill. There is a typical 6/6 sash on both the first and second stories. These windows are covered by the two-story porch on the wing.

The northwest elevation of the wing has rubble stone with large quoins and large lintels. The first and second stories each have a 6/6 sash in the west bay. There is a new vent in the north bay of the gable end and a four-light sash in the west bay of this gable.

The northeast elevation of the John Payne House is set all in one plane and is 6 bays in length. It is of rubble stone with traces of penciling. From east to north, the first story has a new door in an original window opening, and a new window, a new window, a typical 6/6 sash, a projecting one-story shed-roof building with standing-seam metal roofing and German siding, a typical door, and a typical 6/6 sash. The shed-roof building has a 4/4 sash on its northeast elevation, and a vertical-board door on its northwest elevation. Above the northern-most door and 6/6 sash, which are in the wing, are circular-sawn porch rafters. These rafters are fastened to a beam set into the stone wall. This beam is hewn and has mortises that are filled with cut-off tenons. The second story, from east to north, has a typical 6/6 sash, a new window, two more typical 6/6 sash, a blank space above the shed, and two typical 6/6 sash. The shed structure on the northeast elevation has a circular-sawn heavy timber post and plate that are mortised and tenoned together, and has circular-sawn studs that are tenoned into the plate.

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Description (continued)

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The southeast elevation foundation has two new four-light sash with a cellar bulkhead door between them. This elevation is primarily of rubble stone, with a mixture of some Flemish bond stone work and some of the rubble is partially cut and coursed. The first and second stories each have two typical 6/6 sash. The gable end has a four-light sash in the south bay and a new vent in the east bay.

The cellar under the main block has a stream running through it that is now laid in a French drain. In the east corner is a brick structure that appears to be a cistern. There is a summer beam that is hewn on all four sides and runs northwest to southeast. There are new posts set under it. The summer beam passes through the northwest wall and extends into the crawl space under the northwest wing about 3 to 4 feet. The joists are hewn on top and bottom, and run northeast to southwest. They are 9 to 11 inches wide and are spaced 21 to 26½ inches on centers, most being 22 or 23 inches on centers. The joists rest on a board in pockets in the stone wall. The joists under the wing are identical to these. Above the joists is tongue-and-grooved sash-sawn flooring that is 5 to 7 inches wide. The southeast wall in the cellar has corbelled stone to support one end of the hearth. Both the hearth and the boards that support it have been rebuilt. The trim joist on the southwest side of the hearth is mortised and tenoned and pegged into the header joist, and the southeastern-most end joist is mortised and tenoned and pegged into this trimmer joist. There is apparently no trimmer joist on the northeast side because of the summer beam. The summer beam rests on corbelled stones next to the hearth. There is a doorway to the southwest of the hearth. The frame appears to be original, and the lintel is set into the stone foundation wall. There is a stone foundation wall on the northwest that supports a frame wall above it between the main block and the wing. The stairs come down under the wing with a doorway on the southeast through this northwest stone wall into the cellar under the main block. The lath on the stairway appears to be sawn. The stairs to the second story in the wing are sash sawn and have some wire nails, which may be added later for support.

The main block is divided into four rooms, with a stairway and short hall between the northern and eastern (rear) rooms. The wall between the southern and eastern rooms has been opened up. The door between the western and northern rooms has been closed off, and the door from the western room to the stairhall between the two rear rooms has been removed. The southern door on the southwest elevation enters into the southern room, and the western door enters into the western room. There are also doors from both the western and northern rooms into the wing on the northwest. The interior doors throughout the first story, except where noted, have six panels with square panels set in the center. The panels have sunk fields and no panel moulds. The doors are hung on cast iron butt hinges that appear to be plain. The locks are marked "PAT.<sup>D</sup>. DEC.17 1842 PAT.<sup>D</sup>. DEC.15 1856", but these do not have a

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Description (continued)

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manufacturer's name. One of the locks is marked "D.M.&C<sup>O</sup>.NEW HAVEN". The strike plate for the southwest elevation south door lock is marked "PAT<sup>D</sup> FEB.2<sup>(7 or 47)</sup> 1857"

The south room has a fire place on the southeast wall, set to the east. It is brick with splayed jambs and the parging on the back of the fire box survives. The mantel is gone, but there is a wood mantel tree. It has a new hearth and new plaster on the jambs.

The west room has a broken field architrave with a pediment above each opening that has an ogee and bevel cornice moulding. This moulding can also be found in the south room. New copies of this molding have been added to the east room and the hallway, which were otherwise just broken field architraves. The window openings throughout have splayed jambs of wood with broken field architraves and no spring latches.

In the northwest wing, the northwest wall has a rebuilt fireplace. The wood mantel tree was removed and stone veneer covers the original brick. There is also a new stone hearth. The fireplace has been built out on the southwest side with 2 x 4's and wire nails. This may have originally been a cooking fireplace. The baseboard throughout this room is new. There is a winder stair in the east corner of the room that leads down to the cellar, as well as up to the second story.

The second story originally had the same floor plan as the first story. There is now a cross passage running from northwest to southeast. It is not possible to tell whether this cross passage is original, or whether the stairs originally came up into the north chamber. The doors here have four panels with sunk fields and no panel moulds. The cast iron rim locks are hard to read but are marked "PAT'D DEC? ??". The architraves have a beaded interior edge. There is a closet on the southeast elevation of the west chamber and another on the northwest elevation of the south chamber.

There is an enclosed winder stair from the wing chamber to the attic. This stairway has riven lath with cut nails. The rafters are sash sawn, are 2<sup>3</sup>/<sub>4</sub> to 2<sup>7</sup>/<sub>8</sub> inches wide by 3<sup>1</sup>/<sub>4</sub> to 3<sup>1</sup>/<sub>2</sub> inches deep, are spaced 23<sup>1</sup>/<sub>2</sub> to 25 inches on centers, and support lath and circular-sawn wood shingles. The rafters are half-lapped and pegged at the ridge and have collar beams that are sash sawn and half lapped and nailed with cut nails. There are also knee wall studs that are sash sawn and half-lapped and nailed with cut nails. The rafter feet have a birdsmouth cut that laps over a small false plate nailed to the top of the floor. The attic joists are sawn, but there are no clear saw marks. They are approximately 3 inches by 7 inches and are spaced 23 to 25 inches on centers. There is no flooring laid between the eaves and the knee wall studs. There are diagonal wind braces made of lath that are set into mortises on the rafter faces.

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Description (continued)

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The barn is located about 150 feet southwest of the house. It is a bank barn with a forebay that faces southeast toward the road. The barn has vertical-board siding on the northwest elevation and beaded-edge-and-center vertical boards on the other three elevations of the upper story. The lower story has rubble stone on the northeast, northwest, and southwest elevations, and horizontal beaded-edge-and-center boards on the southeast elevation. The gable roof has a northeast to southwest ridge, and is covered in standing-seam metal. The northwest elevation has two pair of wagon doors made of beaded-edge-and-center vertical boards and hung on rollers. The northeast elevation, on the lower story, has an altered opening, with a door on rollers set to the east, and a 6/6 sash to the north. The upper story has only a four-light sash in the gable end.

On the southeast elevation, the lower story has five Dutch doors on machine-cut strap hinges. The upper story has two doors that match the siding and are hung on rollers. The southwest elevation has a door on rollers in the center with a 6/6 sash to either side. There are vertical metal bars behind these sash. The upper story has one opening plus a four-light sash in the gable end.

The lower story of the barn has two circular-sawn summer beams, with circular-sawn joists that are approximately 3 inches by 7½ inches. The joists span from the northwest wall to the northwest summer beam, between the two summer beams, and also from the southeast summer beam to the southeast forebay wall, resting on the lower story southeast wall, which is frame. There are no stalls surviving in the lower story.

The upper story has a circular-sawn, heavy timber, mortised-and-tenoned-and-pegged frame. There are two center threshing floors with a hay mow on each side and a granary on the north corner. The granary door has beaded-edge-and-center vertical boards with cut nails. There are five bents. Each bent has four major posts, plus two minor posts in the center that support a ladder. The ladders are found only in the three center bents. There are two girts in each bent, the lower one spanning between all four posts, and the upper girt spanning only between the two major center posts. Both of these girts are supported by upbraces from the posts. The upper girt is set below the height of the purlins, creating an "H" bent profile. The rafters are sawn, and are approximately 2 x 6's that are mitered at the ridge. They support lath and wood shingles, and are supported by the Queen post truss formed by the two center posts. There is a hay track in the ridge.

There are two large wagon sheds, one at the north corner of the barn and the other at the west corner of the barn. Both are made with circular-sawn heavy timber frames that are nailed with cut nails and braced. The rafters are approximately 2 x 4's that support lath and

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wood shingles. The rafters are mitered at the ridge. Both sheds are banked into the hill on the northwest, have vertical-board siding, and have gable roofs of standing-seam metal, with northeast to southwest running ridges. The north shed has two doors hung on rollers on the southwest elevation and two 6/6 sash on the southeast elevation. The west shed has wagon doors hung on machine-made strap hinges on the northeast elevation.

KS/lc:12-8-97:CARR919.ks

# 8. Significance

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.1858-1868      **Builder/Architect**

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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 Payne Farm, at 2810 Hoffman Mill Road in the vicinity of Hampstead, was originally purchased by William Stansbury in 1795. After Stansbury's death, Elizabeth Stansbury, presumably his widow, sold five tracts of land, totaling 213 acres, to John Payne for \$3,000. Payne obtained the deeds for the farm in 1854. John Payne was born in Pennsylvania about 1819. In 1868 he advertised his 220-acre farm for sale, and the description he gave is illuminating. "The improvements consist of a NEW STONE HOUSE, 58 by 34 SWITZER BARN, 80 x 40. A Tenant House, Spring House, Wash House, Summer House . . . ." The house was probably constructed in the period 1858-1868. The house is unique, and very significant, for the stone work of its front facade. The use of ashlar is virtually unknown in other dwellings of this region, and in this case, the stone is laid in a Flemish Bond pattern, with long stones, or stretchers, alternating with short ones, or headers. This stone work can be seen in several other buildings in the immediate area. The Payne Farmhouse is by far the largest and most impressive example of this stone work, which was probably the signature of a single local mason working in the mid-nineteenth century. By 1885 John Payne had disposed of his livestock and farming implements, retiring from active farming but retaining the property. Payne died in early January, 1899. The farm was sold in 1900 to David H. Leister, likely a relative of Payne's. Leister owned a lot of property, and died shortly, leaving his widow, Annie, to sell the farm to Arthur G. Leister. It was likely Arthur Leister who was responsible for the barn now standing on the Payne farm.

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

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Significance (Continued)

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The John Payne Farm, at 2810 Hoffman Mill Road in the vicinity of Hampstead, was originally purchased by William Stansbury in 1795. After Stansbury's death, Elizabeth Stansbury, presumably his widow, sold five tracts of land, totaling 213 acres, to John Payne for \$3,000. Elizabeth died before a deed was executed, but there are no probate records for either William or Elizabeth Stansbury that would help to illuminate their relationship, though one would surmise that they were husband and wife. The 1843 Hampstead District tax assessment book lists Elizabeth Stansbury with 220 acres of a tract called "Rockland," indicating that William was already deceased. None of the five tracts Elizabeth sold to Payne was known by this name, and the "Rockland" tract is actually not in Hampstead District, it is west of Westminster. However, the name is probably an error. Elizabeth Stansbury had no other property.

Just above Elizabeth's name in the tax book was Henry Stansbury, who owned livestock worth \$225, plus household furnishings, but owned no land. Most likely he was Elizabeth's son and was farming the family tract. The farm was valued at \$9 an acre, which seems to have been an average price for land in Hampstead District in 1843. The farm contained a stone house, but it was probably not the one that exists there today. The 1852 tax book still has this land in Elizabeth Stansbury's name, now valued at \$15 an acre. At about this time she sold the farm to John Payne, then died. Payne obtained the deeds for the farm in 1854. John Payne was born in Pennsylvania about 1819, and at age 35 had probably worked and saved to acquire this, his first farm.

John Payne is first listed in the tax records in 1866, with 220 acres of "Partington," one of the tract names that Elizabeth Stansbury sold him. The farm was now valued at \$25 an acre, and Payne was a substantial farmer, with livestock worth \$864, farm implements worth \$193, household furnishings worth \$200, and a carriage worth \$45. Two years later he advertised his 220-acre farm for sale, and the description he gave is illuminating: "The improvements consist of a NEW STONE HOUSE, 58 by 34 SWITZER BARN, 80 x 40. A Tenant House, Spring House, Wash House, Summer House . . . ."

The size given for the new stone house matches the existing building, however buildings up to twenty years old were described as "new" in Carroll County farm ads in the nineteenth century. However, a number of features of the house suggest that it was built after 1850. The use of sawn lath, instead of riven lath, is fairly rare, but not unknown, before 1850. The use of interior pediments over doors and windows is rare in Carroll County. The earliest example dates to the 1850's, and is found on a dwelling of rather unique design (CARR-81, Dr. Somerset Waters House). The other examples are from the 1860's, and are in more typical farm houses such as this one. In addition, the use of the ogee and bevel

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Significance (continued)

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moulding has never been observed in Carroll County before 1849. In addition, the locks have a patent date of 1856, and one strike plate has the date 1857. The hardware appears to be original. Thus, the house was probably constructed in the period 1858-1868. This seems to have been a period of great building activity throughout Carroll County.

The house is unique, and very significant, for the stone work of its front facade. The use of ashlar is virtually unknown in other dwellings of this region, and in this case, the stone is laid in a Flemish Bond pattern, with long stones, or stretchers, alternating with short ones, or headers. This stone work can be seen in several other buildings in the immediate area, including a house at 15401 Hanover Pike (Route 30) in Baltimore County, the second story of a stone house at 2735 Shiloh Road in Carroll County (presumably an addition to an earlier building) and a small outbuilding, 103 Houck Road at the corner of Neudecker Road. The Payne Farmhouse is by far the largest and most impressive example of this stone work, which was probably the signature of a single local mason working in the mid-nineteenth century. The use of the "Pennsylvania Farmhouse" plan, with two central doors, instead of the more English center passage plan, especially for such a substantial farmhouse for a man with an English surname, is curious. It also indicates the danger of making assumptions based on ethnicity in a culturally diverse region such as Carroll County.

The tenant house listed in 1868 was perhaps Elizabeth Stansbury's stone house recorded in the 1841 tax records. The other buildings listed by Payne do not survive.

The barn apparently does not survive, either, as the 1876 tax records note that Payne had a log barn worth \$350. The "two story stone dwelling" was valued at \$900, and the remaining "necessary outbuildings" at \$100. The farm was still 220 acres, which is above the average size for Carroll County, especially by 1876. But it was now only worth \$15 an acre, a decline of forty percent in only ten years. This drop was almost certainly the result of the severe depression in the early 1870's, and not a lack of maintenance to the fields, fences, and buildings of the farm. Payne must have gotten into some financial trouble in the mid-1860's, prompting him to try to sell, but apparently extricated himself before he disposed of the farm.

By 1885 John Payne had disposed of his livestock and farming implements, retiring from active farming but retaining the property. Payne died in early January, 1899. The inventory of his estate indicates that he had given away or sold a great deal. He still retained blacksmith tools, but like some other farmers, he probably leased the space and tools to a blacksmith, or hired one to run the small shop; Payne was likely not a blacksmith himself. Payne also retained a library that he divided among his three children. Several books were listed in his will, including six volumes of Clark's Commentaries, four volumes of Ridgely's

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Significance (continued)

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Body of Divinity, and Webster's Unabridged Dictionary. Payne owned some books in German, and thus was likely proficient in that language. The extent or content of his library cannot be determined, but it was obviously larger than the average farm, and the specialized nature of the listed books suggests Payne was more than just a farmer, although the 1860 census lists him as that only. None of his family could be located in the 1880 census.

The farm was sold in 1900 to David H. Leister, likely a relative of Payne's as his daughter Charlotte had married Abraham Leister. David Leister owned a lot of property, and died shortly, leaving his widow, Annie, to sell the farm to Arthur G. Leister. This was perhaps an instance of a father setting up a son in farming, and it was likely Arthur Leister who was responsible for the barn now standing on the Payne farm. Arthur Leister sold the farm in 1937 and it probably left the family at that time. The current owners purchased the buildings in 1993, by which time the farm had been reduced to 23 acres, but it still retains its rural, agricultural setting.

# 9. Major Bibliographical References

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Land Records  
Tax Assessments, 1843, 1852, 1866, 1866-76, 1876, 1876-96, 1896-1910  
John Payne Will, GMP8-215; inventory JDB 17-189  
1862, 1877, 1917 maps  
HSCC photo collection

# 10. Geographical Data

Acreeage of nominated property 23.381 ac

Quadrangle name Westminster

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A 

Zone	Easting			Northing					

B 

Zone	Easting			Northing					

C 

Zone	Easting			Northing					

D 

Zone	Easting			Northing					

E 

Zone	Easting			Northing					

F 

Zone	Easting			Northing					

G 

Zone	Easting			Northing					

H 

Zone	Easting			Northing					

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	Ken Short Historic Planner		
organization	Dept. of Planning & Development	date	2-6-98
street & number	225 N. Center Street	telephone	410-857-2145
city or town	Westminster	state	Maryland 21157

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~~

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-202  
-514-7600

## CARR-919

John Payne Farm  
2810 Hoffman Mill Road

## CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
De Witt Fooks Truit et al & Michele E. Truit (wife)	?	Robert W. & Davida G. Madden (wife)	?	9 Mar. 1993	LWS 1437	967	Deed fee simple	Ag. Pres. Easement \$280,000 23.381 acres
The Myerly Corp.		DeWitt Fooks & Michele E. Truit (wife)		1 Jul. 1980	CCC 768	909	Deed	131.0815A
Eric Jure King Jr., Exec. Of Madelaine K. Congdon		The Myerly Corp.		28 Oct. 1966	CCC 413	696	Deed	(1) 190A (2) 21½A \$115,000
Ralph Hoffman, Trustee		Chester A. Congdon & Madelain K. (wife)		22 May 1952	EAS 212	449	Deed	190A (1)
Frances J. Rockefeller and husband Edwin S.		Chester A. Congdon		17 Nov. 1950	EAS 207	88	Deed	190A (1)
John K. Elserood & Hazel Boyce (wife)		Frances J. Rockefeller		29 Jul. 1942	LDM 179	246	Deed	190A (1)
Arthur G. Leister		John K. Elserood		6 Dec. 1937	LDM 167	361	Deed	190A (1)
Annie Leister (widow)		Arthur G. Leister		10 Jun 1908	DPS 109	197		190A Known as Payne Farm (1)

CARR-919

John Payne Farm  
2810 Hoffman Mill Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Benjamin F. Payne, Executor of John Payne	York Co. PA Carroll	David H. Lister		26 Mar 1900	JBB 90	300	Deed	190 A \$4,500.00 Known as Payne Farm, Will GMP 8-215 (1)
Jacob Stansbury, Administrator of Elizabeth Stansbury	Baltimore	John Payne	Carroll	1 September 1854	JBB 17	125	Deed	Payne bought land from Elizabeth Stansbury before her death for \$3,000; 5 tracts: 1. Palburgh 60 ac.; 2. Mattingan 11 ac.; 3. Partington 29 ac.; 4. Lighty's Foundation 60 3/4 ac.; 5. Trouting Stream 53 ac.; Elizabeth inherited it.
Joshua Wonn & Ann E. (wife) & Lavinia Wonn Jacob Stansbury	Baltimore  Balto. City Baltimore	John Payne	Carroll	30 August 1854	JBB 17	123	Deed	\$100.00

CARR-919

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CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Richard Stansbury James Stansbury	Baltimore	John Payne	Carroll	29 August 1854	JBB 17	121	Deed	Rebecca Stansbury sold to Elizabeth Stansbury-was paid but didn't execute a deed. Elizabeth Stansbury sold to John Payne but died before making a legal transfer. Rebecca is sister to grantors \$1.00
John Richart executor of Jacob Leicht		William Stansbury		10 Oct. 1795	Balto. WG TT	219		See JBB 17-121 & JBB 17-123 & IBB 17-125

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HISTORICAL SOCIETY  
CARROLL COUNTY  
210 EAST MAIN STREET  
WESTMINSTER, MD.

CARR-919  
John Payne Farm  
2810 Hoffman Mill Road  
Historic photograph in collection  
of Historical Society of Carroll  
County



CARR-919  
John Payne Farm  
2810 Hoffman Mill Road  
Martenet Map, 1862

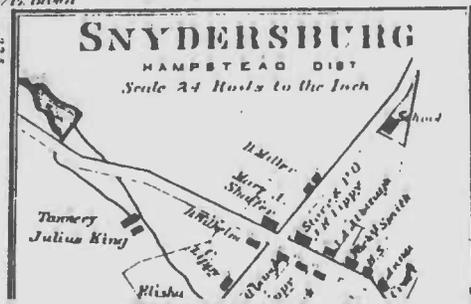
# HAMPSTEAD

DISTRICT N° 8

Scale 1/4 Inches to the Mile



**Snyder'sburg.**  
 J. H. Lippy, Dealer in Dry Goods, Groceries, Notions, and all kinds of goods usually kept in a country store. Snyder'sburg.  
 Julius King, Tannery and Manufacturer of all kinds of Upper Leather. Snyder'sburg.  
 C. B. Nagle, Manufacturer of Lumber, Shingles, and Lath. Mills one-half mile east of Snyder'sburg.  
 Daniel O. Brammel, Farmer and House Painter, Snyder'sburg.



CARR-919  
 John Payne Farm  
 2810 Hoffman Mill Road

Lake, Griffing & Stevenson Atlas,  
 1877

# HAMPSTEAD

ELECTION DISTRICT NO. 8

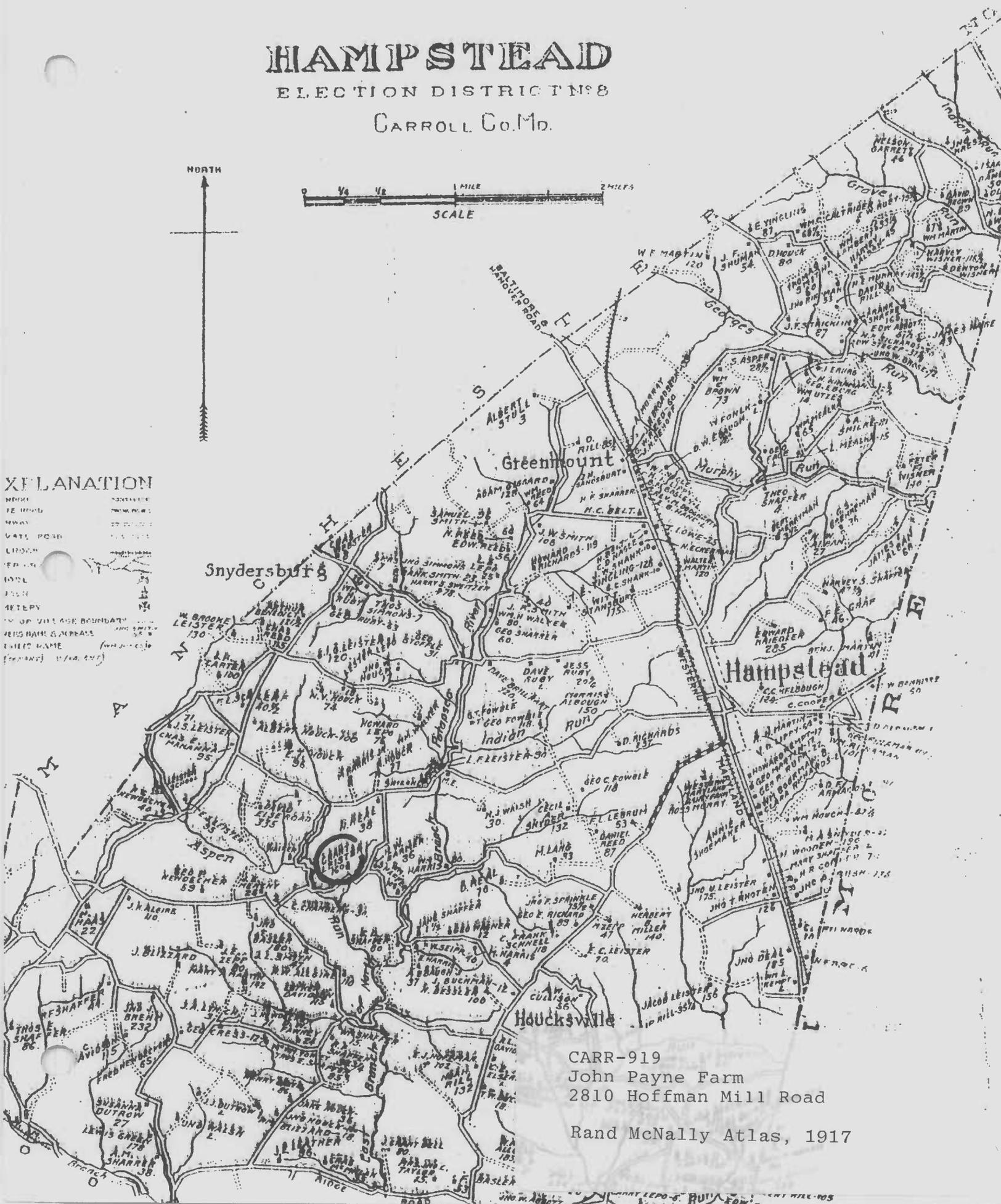
CARROLL Co. Md.

NORTH

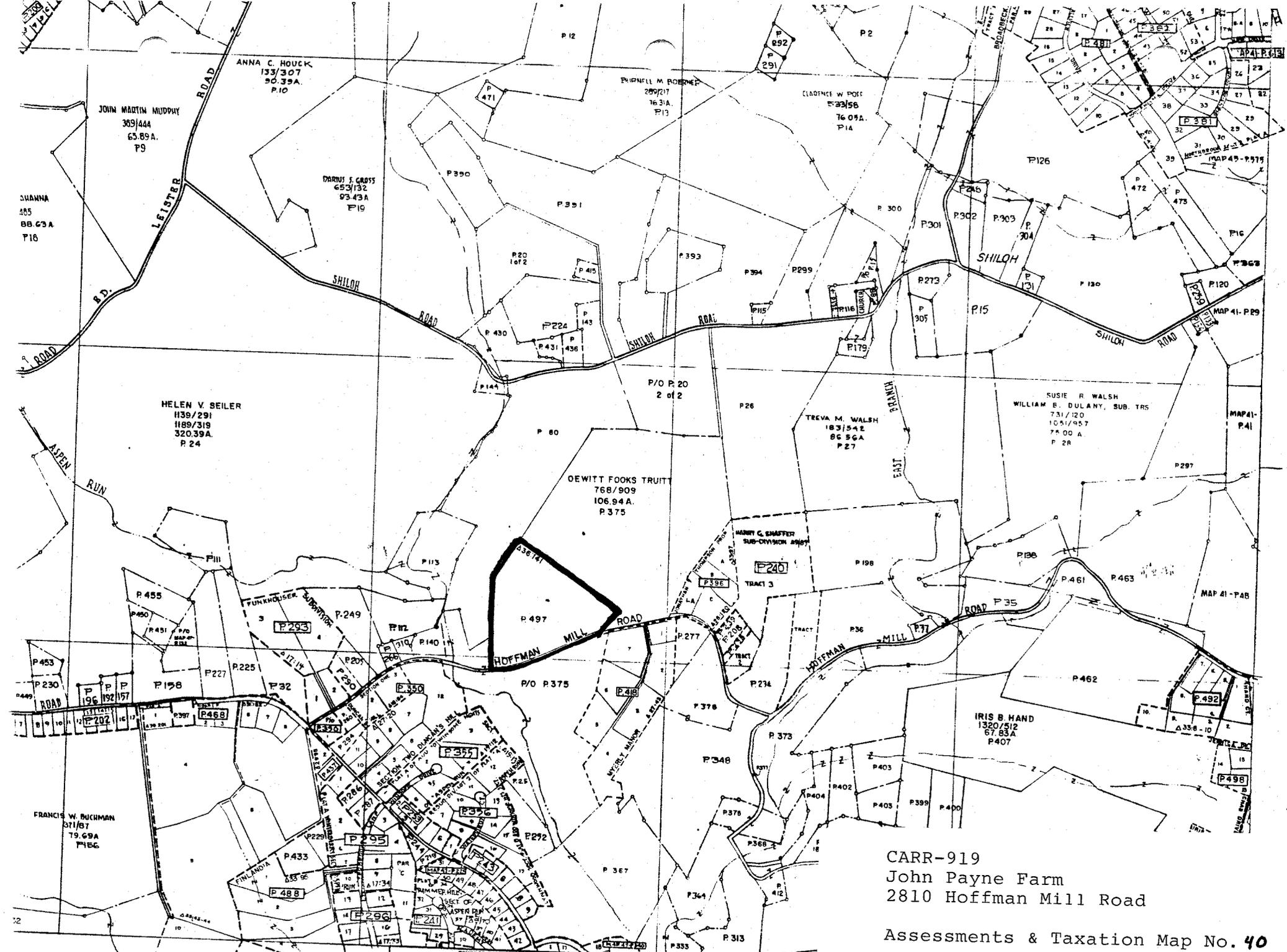


## EXPLANATION

- BOUNDARY
- RAILROAD
- ROAD
- POSSIBLE ROAD
- BRIDGE
- WATER
- SWAMP
- SETBACK
- UNOFFICIAL BOUNDARY
- WATER NAME & COURSE
- WATER NAME
- SETBACK



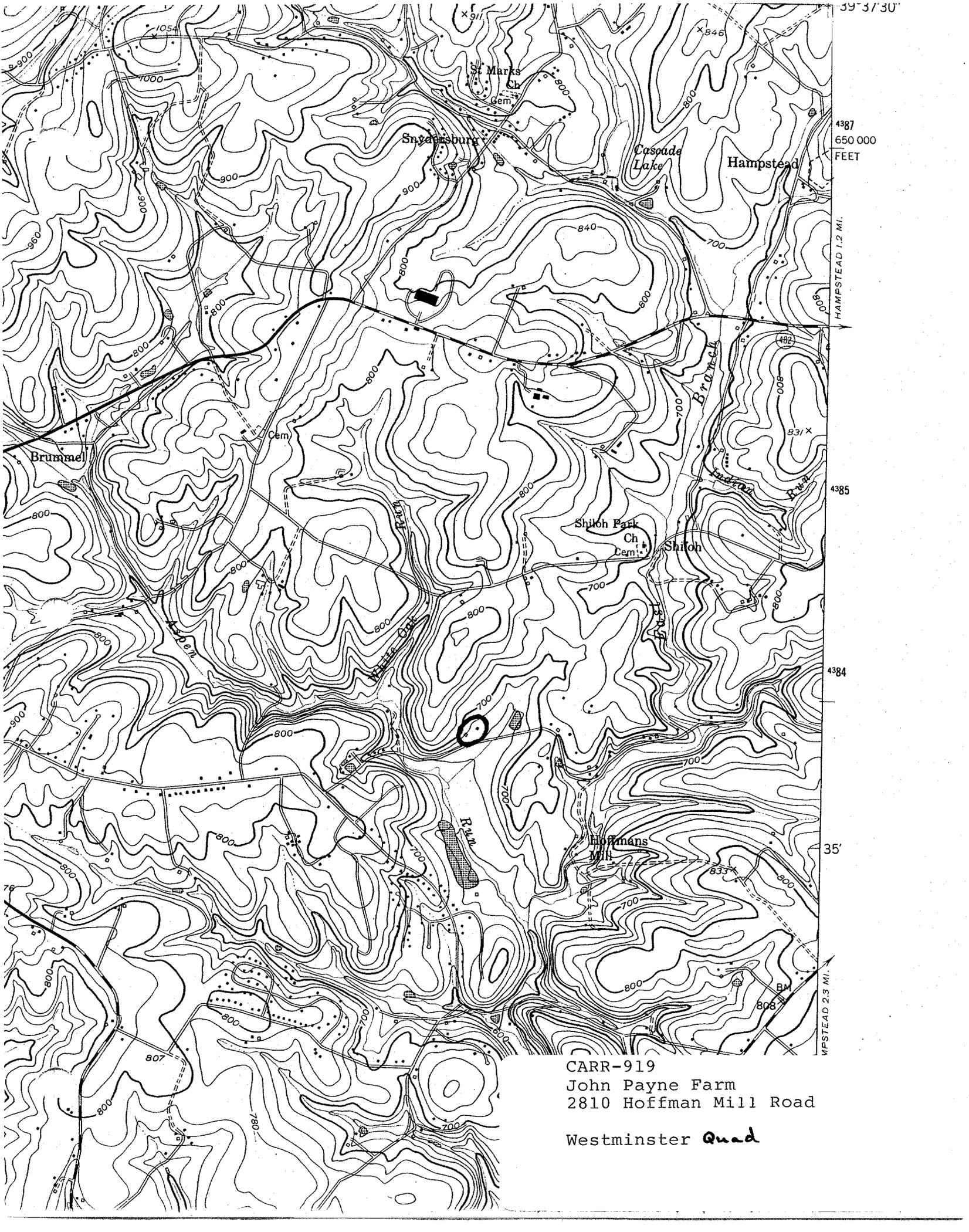
CARR-919  
John Payne Farm  
2810 Hoffman Mill Road  
Rand McNally Atlas, 1917



CARR-919  
 John Payne Farm  
 2810 Hoffman Mill Road

Assessments & Taxation Map No. 40

DEPT. OF ASSESSMENTS & TAXATION  
 PROPERTY MAP DIVISION  
 PROPERTY LINE  
 SUB-DIVISION BOUNDARY  
 CONTINUING OWNERSHIP - 2 1 1 - 2 - 1 - 2



39° 37' 30"

4387  
650 000  
FEET

HAMPSTEAD 1.2 MI.

4385

4384

35'

WPSTEAD 2.3 MI.

CARR-919  
John Payne Farm  
2810 Hoffman Mill Road

Westminster Quad



John Payne Farm

2810 Hoffman Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: Feb. 1996

Neg. Loc.: Maryland Historical Trust

House - SW elev.

1/5





CARR-919

John Payne Farm  
2810 Hoffman Mill Rd.  
Carroll County, Maryland

Photo: Kenneth M. Short  
Date: Feb. 1996

Neg. Loc.: Maryland Historical Trust

NW & SW elevs.

2/5

Processing by

Kodak

MAR 1996 R

25 MILL N 99 W 2 17 12



CARE-919

John Payne Farm

2810 Hoffman Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: Feb. 1996

Neg. loc.: Maryland Historical Trust

interior - pedimented architrave

3/5



John Payne Farm  
2810 Hoffman Mill Rd.  
Carroll County, Maryland  
Photo: Kenneth M. Short  
Date: Feb. 1996  
Neg. Loc.: Maryland Historical Trust  
barn - SW & SE elevs.  
4/5

Processing by  
**Kodak**  
MAR 1996 R

59 011 11 0000 217 24



John Payne Farm

2810 Hoffman Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: Feb. 1996

Neg. Loc.: Maryland Historical Trust

barn - NW: SW elevs.

5/5

Processing by  
**Kodak**

MAR 1996 R

59 011 84711 17 13