

QA-130
Lloyd's Meadows
Wye Mills vicinity
Private

mid-18th century,
circa 1798-1815

The brick house on the Hamner Farm, historically known as Lloyd's Meadows, was constructed in two separate stages. The original section, dating to the latter half of the 18th century, was 1 1/2 stories high, three bays wide and two rooms deep with a side passage plan. This early house was enlarged circa 1798-1815 two additional bays to the north and was raised to a full two stories. The interior was completely renovated and the story-and-a-half wing was added at this time.

The enlarged house has an unusual variation of a center passage, double pile plan and features a wide variety of Federal interior trim. The most unusual feature of the interior is the stair, which requires an L-shaped second story passage and is held away from the rear wall of the passage. An equally unusual detail is the small arched service door between the loft of the wing and a small store room/ dressing room in the northwest corner of the second floor. The unfinished attic allows analysis of the relatively unusual summer beam floor construction and confirms that the second story floor plan is original.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Lloyd's Meadows

AND/OR COMMON

Hamner Farm

2 LOCATION

STREET & NUMBER

West side Maryland Route 213

CITY, TOWN

Wye Mills

X VICINITY OF

CONGRESSIONAL DISTRICT

1st

STATE

Maryland

COUNTY

Queen Anne's

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 checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> EDUCATIONAL
		<input type="checkbox"/> NO	<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Margaret M. Hamner

Telephone #:

STREET & NUMBER

1920 Burnt Bridge Road No. 421

CITY, TOWN

Lynchburg

___ VICINITY OF

STATE, zip code

Virginia 24503

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC

Queen Anne's County Courthouse

Liber #: TSP 41

Folio #: 194

STREET & NUMBER

Courthouse Square

CITY, TOWN

Centreville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

QA-130

7 DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hamner Farm is located on the west side of Maryland Route 213 approximately four miles south of Centreville and three miles north of Wye Mills.

The main house on the Hamner Farm is of brick construction and was built in two principal periods. The original house was one or 1 1/2 stories high, 28 feet long and 30 feet deep and dates to the latter half of the 18th century. This three bay, two room deep house was enlarged two bays to the north circa 1798-1815 and was raised to two full stories. At this time, the interior was evidently completely renovated. A one story frame wing of uncertain date projects from the north gable wall.

The front facade of the enlarged house faces east to the road. The door is located in the center bay, flanked by two large 6/6 windows on each side. Three small 9/6 windows are ranged across the second story, in contrast to the five bay ordering of the first story. There are no dormer windows on the roof. The south three bays of the first story comprise the earliest section of

CONTINUE ON SEPARATE SHEET IF NECESSARY

CONTINUATION SHEET

7.1 DESCRIPTION

the house. The brickwork of this portion of the facade is laid in glazed header Flemish bond above a plain, double corbel course water table and English bond foundation. The second period brickwork is laid in Flemish bond without glazed headers above a plain single-course water table and three course bond foundation. A three-course Flemish bond belt course is carried across the entire facade but stops approximately nine inches short of the gable ends. The window openings have segmentally arched lintels and replaced wood sills. The eaves are boxed in with a small bed mold; the roof is covered with asphalt shingle. The flush brick chimney on the north gable wall has been coated with stucco, the brickwork of the south chimney remains exposed but may have been repaired.

On the south gable wall, there is a single large 6/6 window in the east bay of the first story, a pair of smaller 9/6 windows on the second story, and two small four-light windows in the upper gable flanking the flush chimney.

The early first story brickwork is laid in Flemish bond with a few random glazed headers above a plain double-course water table and three-course bond foundation. The later second story brickwork is laid in three-course bond with a three-course English bond belt

CONTINUATION SHEET

7.2 DESCRIPTION

course that stops approximately nine inches from the corners. The rakeboards are replaced.

The division between the original south section and the north addition is more obvious on the rear or west facade because the seam is clearly visible for the full height of the first story. The rear door is offset to right of center, with one large 6/6 window to north and a 12/12 window to the south. A small modern bathroom window has been inserted to the north of the door. There are three 9/6 windows ranged across the second story. The north opening on the first story is the only window to retain original 12-light sash and is fitted with the original heavy wood frame and molded backband trim. The second story windows all appear to be original, set in original pegged frames. The early brickwork is laid in three-course bond with random glazed headers above a double course water table and English bond foundation. The later brickwork is laid in three-course bond above a plain water table and three-course bond foundation. A three-course belt course stops short of the gable ends. The water table of the original section originally turned the corner and was carried across the original north gable wall. The water table of the enlarged house does not turn the gable corner. The window openings all have segmentally arched lintels;

CONTINUATION SHEET

7.3 DESCRIPTION

the center window opening on the second story shows evidence of reworked jambs.

The one story frame wing covers part of the north gable wall. The only window opening on this wall is a single 9/6 window in the east bay on the second story. An arched opening in the west bay of the second story is partially concealed by the roof of the wing. The original purpose of this opening is unclear, but the lower portion of the opening serves today as an access hole to the loft of the wing. The brickwork of the north gable wall is laid in three-course bond with no belt course or water table. The rakeboards are replaced.

The interior consists of a center passage plan with two rooms on either side of the passage. The two south rooms and the passage comprise the original portion of the house, while the two north rooms were added when the house was enlarged and raised to two stories. The north rooms are roughly equal in size and share a triangular chimney centered on the south gable wall. The two north rooms are not equal in size. The east or front room is quite large, with a fireplace on the north gable wall, while the west room is quite small and unheated.

The most unusual feature of the first floor is the stair, which rises against the north wall of the passage

CONTINUATION SHEET

7.4 DESCRIPTION

to a landing, turns 90 degrees, and continues up to the second floor. It is an open-string stair with fluted, tapered newel posts, square balusters and a simple molded rail. It is unusual in that the upper run of the stair turns 90 degrees rather than 180 degrees and is set out approximately 15 inches from the west end of the hall. This necessitates a larger and more awkward stair passage on the second floor and an additional balustrade for the west side of the landing and upper stair. The fluted newel posts are also unusually clumsy, in contrast to the handsome scrolled stair brackets and the fielded paneling below the carriage. A six-panel door under the landing originally opened into a small vestibule, with access from there into the northwest chamber or down a set of stairs to the cellar. The chamber door has been blocked off, however, and the cellar stairs removed and replaced with a closet. The stair and all of the passage trim appears to date to the second period of construction, circa 1798-1815. The early woodwork includes a variety of architrave trim, a two-piece chairrail, one piece of beaded baseboard and four paneled doors. It is interesting to note that none of the doors in the passage have the same architrave trim. The front door trim is quite simple, consisting of a beaded fascia with ogee/astragal

CONTINUATION SHEET

7.5 DESCRIPTION

backband. The early door has been replaced with a narrower, later four-panel door flanked with vertical Victorian paneling. The original transom has also been removed and replaced with a larger three light sash set in a lower position. The door from the passage to the northeast room is framed with a crossetted architrave with a broken-field fascia and ogee backband. A similar backband is used with a plain beaded fascia around the back door, and a smaller ogee backband is found on the doors to both of the south rooms. The fascia of the architrave to the southeast room has a broken field, however, while the fascia for the southwest room is simply beaded. The latter door has a large iron staple driven into the jamb on the passage face. The significance of this security device is not clear.

The corner fireplace has been blocked in the southeast room and the mantel removed. The window sash has been replaced but the early splayed and paneled soffits and jambs have survived on the two east windows and paneled window seats have survived for all three windows. The broken-field architrave trim around the passage door is the only other early trim.

An interior door has been cut into the west wall of this room to allow direct access to the southwest room.

CONTINUATION SHEET

7.6 DESCRIPTION

In the southwest room, the corner fireplace has also been blocked, but the entire chimney breast is fully paneled from floor to ceiling. A heavily molded cornice is carried across the top and a richly molded mantel shelf stretches across the top of the fireplace opening. The window in this room has splayed jambs but lacks the paneled window seat and reveals found in the southeast room. Two sections of chairrail and several pieces of beaded baseboard also survive in place. These two rooms are now used for sleeping chambers and small closets have been inserted.

The northeast room is the largest room on the first floor. The fireplace is centered on the north wall, framed with a Federal period mantel. This consists of a board surround with a broken-field fascia and crossetted ogee backband framing the opening below a flat, two dimensional cushion frieze, a dentil course, and a molded shelf. The windows in this room have plain reveals and do not extend below the two-piece chairrail. The architrave trim for both the windows and the interior doors consists of a broken-field fascia with an ogee backband. Modern paneling has been installed in this room but without removing the chairrail or architrave trim.

The northwest room is a small rectangular chamber

CONTINUATION SHEET

7.7 DESCRIPTION

that has been partitioned to form a modern bath and a hall to the wing. As previously noted, a blocked door under the stair originally allowed access from the stair passage into this room and thence to the wing. Presumably the room served as a combination of service and passage.

The second story also employs a center passage plan, but the unusual stair arrangement made it necessary for the west half of the passage to be wider than either the east half or the first floor passage. The result is a somewhat unusual circulation plan, but has the advantage of allowing the east part of the passage to be used as living space, with a balustrade around the large stair well. This stair arrangement would not have worked before the house was enlarged to two stories (due to the conflict between stair and roof) and presumably replaced a more conventional stair. All of the early trim and flooring has survived in the stair passage. This includes the molded window frames, door architraves, two-piece chairrail, beaded baseboard and three six-panel doors.

The two rooms to the south of the passage share a triangular chimney stack. In the larger room to the east, the fireplace has been blocked and adapted for a space heater, and a closet has been added. An early

CONTINUATION SHEET

7.8 DESCRIPTION

mantel has survived, however, as well as the chairrail, window trim, architrave trim and baseboard. The mantel is a Federal surround with an ogee backband framing the opening below plain side blocks and center block and a molded shelf with an unusual carved "dentil" course.

The southwest chamber is somewhat smaller, due in part to the stair. The fireplace in this room has been relined but retains the original mantel, a relatively simple surround with a handsome molded shelf. The chairrail, baseboard, and door trim survive; the window trim has been replaced.

The northeast chamber is the largest room on the second floor. The blocked fireplace is centered on the north wall, framed with a relatively small but very fine Federal surround. This consists of a board surround with a broken-field fascia and crossetted ogee backband framing the opening below a paneled frieze and complex molded shelf with Wall-of-Troy dental course. All of the early trim has survived in this room and is painted gray, with little evidence of paint layering or heavy wear and tear.

A door in the west wall of the large northeast chamber is the only means of access to the small northwest room. This chamber is actually partitioned to form a store room to the south. The latter room is fully

CONTINUATION SHEET

7.9 DESCRIPTION

finished inside and fitted with wood shelves and a double beaded hanging rail. The beaded batten door to this storage room is hung on H-L hinges secured with wrought nails and is fitted with a wood box lock nailed to the door with wrought nails. A wrought iron staple and two links of hand-wrought chain serve as a catch. The most curious feature of the northwest room is a small arched opening in the north gable wall. This evidently served originally as a very small service door between the loft of the wing and the main house. The opening has been reduced in size and now provides the only means of access to the attic of the wing.

A small hatch in the ceiling of the northwest chamber provides access to the attic. Surprisingly, this is the original opening and the attic has never been floored or otherwise finished and utilized. The roof is constructed of common rafters joined at the ridge with pegged mortise-and-tenon joints and reinforced with collar beams half-dovetailed into the rafter pairs and secured with pegs and wrought nails. The rafter pairs rest on flat false plates supported by the joists. Because of the double pile depth of the house, the joists do not run the full depth but are let into heavy summer beams that run from gable walls to the north wall of the second story passage. From the attic it is

CONTINUATION SHEET

7.10 DESCRIPTION

also possible to determine that all of the second story partitions are original to the circa 1798-1815 period of construction.

The wing is divided into two rooms on the first floor, with the kitchen to the north and the dining room to the south. The wing has been completely renovated and the original fireplace and steep stair on the north gable wall have been blocked off. The loft has been sealed off and is only accessible through the small opening in the north gable wall of the main house. The roof of the wing has been rebuilt reusing some of the original framing material. One original collar beam reused in the first floor ceiling indicates that the original roof had a pitch of approximately 48 degrees. The present roof is 40 degrees, with reused, whitewashed common rafters mitred and butted at the ridge. The arched opening in the north wall of the main house had to be reduced in height when the roof of the wing was lowered. Traces of steps are visible below the sill of this opening, confirming that it was a service door. Surprisingly, there is no obvious ghost of the earlier roof pitch visible on the upper gable of the main house.

8 SIGNIFICANCE

QA-130

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"/> 400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" 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 checked="" 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The brick house on the Hamner Farm, historically known as Lloyd's Meadows, was constructed in two separate stages. The original section, dating to the latter half of the 18th century, was 1 1/2 stories high, three bays wide and two rooms deep with a side passage plan. This early house was enlarged circa 1798-1815 two additional bays to the north and was raised to a full two stories. The interior was completely renovated and the story-and-a-half wing was added at this time.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

CONTINUATION SHEET

8.1 STATEMENT OF SIGNIFICANCE

and a small store room/dressing room in the northwest corner of the second floor. The unfinished attic allows analysis of the relatively unusual summer beam floor construction and confirms that the second story floor plan is original.

Lloyd's Meadows is included in the Federal Direct Tax of 1798, located in Wye Hundred. The property, owned by William Richmond, includes the following improvements:

1 dwelling house brick 28 x 28

6 windows 66 x 34, 4 windows

44 x 28 without glass.

1 old logg kitchen 18 x 16

1 logg quarter 16 x 14

1 stable and corn house 24 x 22

with granary in roof.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Orlando Ridout V, Historic Sites Surveyor

ORGANIZATION

Queen Anne's County Historical Society

DATE

4/20/82

STREET & NUMBER

TELEPHONE

CITY OR TOWN

Centreville

STATE

Maryland

Field Notebook QA-29; Recorded Nov.25, 1981.

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



Nichols Pt

Spaniard Pt

SPANIA

CORSICA

Ship Pt

Wash Pt

Cedar Pt

Rocky Pt

iton Pt

Town Pt

EARLE LDG

Middle Quarter Cove

RIVER

CORSAICA

PUSEY LDG

Jacobs Nose

Green P

Camp Gunston

Fort Pt

Land Fill

HARPER RD

WHITE MARSH

CORSICA NECK

HERRING

CENTREVILLE

Brownsville

Barb's Chapter Ch

Queen Annes County H.S.

WRIGHT NECK

TILGAMANS NECK

Abbott's Cove

Queenstown

St Peters Ch and Cem

Bloomingsdale

Trailer Park

WARRINGTON

Chesapeake College

QA-130 Margaret Hamner Farm

Wive Mills Station

Community

HERRING

WYE

Garmichael

WYE OAK

As

OWENS

AND

QA-130
Lloyd's Meadows

Mary McCarthy
Spring/Summer 2003
Digital color photo on file at MHT





QA-130 Margaret Hammer Farm
Wye Mills vicinity
Orlando Ridout V 1981
Front facade from Northeast



QA-130 Margaret Hamⁿmer Farm
Wye Mills vicinity
Orlando Ridout V 1981
Front facade from East



QA-130 Margaret Hamⁿmer Farm
Wye Mills vicinity
Orlando Ridout V 1981
Rear facade from Southwest