

**QA-427
Sellers-Cockey Farm
1021 Batts Neck Road
Stevensville vicinity
Queen Anne's County**

**Constructed ca. 1930s
Private**

Located on the north side of Batts Neck Road approximately four miles south of Stevensville, the 1930s house rests on a late eighteenth- or early nineteenth-century brick foundation, replacing a much earlier structure that burned in the 1930s. The one-and-one-half-story, five-bay, frame, side-gable house features a shed dormer on the façade and a Colonial Revival front portico. A one-story, one-room ell, built in 2003, and a circa 1960, one-story, shed-roofed addition are attached to the rear elevation. Known as Matthew's Enlargement, the Homestead of Peter Cockey, the Farm of Katherine Cockey Stevens, and the Sellers Farm, the property illustrates agricultural practices on Kent Island from the mid-nineteenth through the mid-twentieth centuries. The house reflects the influence of the Colonial Revival style during the 1930s. Four historic, frame agricultural outbuildings stand to the northeast of the house, and a non-historic swimming pool is located immediately north of the house.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-427

1. Name of Property

historic Matthew's Enlargement, Sellers Farm, Cockey Farm
other Sellers-Cockey Farm (preferred)

2. Location

street and number 1021 Batts Neck Road not for publication
city, town Stevensville vicinity
county Queen Anne's County

3. Owner of Property

name Jeffrey C. and Lee Franklin
street and number 1021 Batts Neck Road telephone
city, town Stevensville state MD zip code 21666-3009

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber MWM 203 folio 737
city, town Centreville tax map 63 tax parcel 43 tax ID number 04-045866

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>5</u> <u>0</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>0</u> <u>0</u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<u>0</u> <u>1</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>0</u> <u>0</u> objects
		<input type="checkbox"/> funerary	<u>5</u> <u>1</u> Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			<u>0</u>

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Summary

Located on the north side of Batts Neck Road approximately four miles south of Stevensville, the 1930s house rests on a late eighteenth or early nineteenth-century brick foundation. The one-and-one-half-story, five-bay, frame, side-gable house features a shed dormer on the façade and a Colonial Revival front portico. A one-story, one-room ell, built in 2003, and a circa 1960, one-story, shed-roofed addition are attached to the rear elevation. Four historic, frame, agricultural outbuildings stand to the northeast of the house, and a non-historic swimming pool is located immediately north of the house.

Primary Resource Exterior Description

The nine-acre property is located on the north side of Batts Neck Road approximately one and one-half miles from its intersection with Romancoke Road. A gravel driveway extends northeast from Batts Neck Road to form a loop at the southwest corner of the house, which is located at the highest point within the gently sloping property. A grassy yard with scattered mature trees surrounds the house, sloping down to the east toward the granary and down to the north toward the shed, cow barn and horse barn. A short brick walkway connects the swimming pool to the wood deck on the rear of the house. A wooded area of mature trees forms the eastern boundary of the yard, and agricultural fields lie to the west and north.

The house consists of a one-and-one-half-story, five-bay, side-gable, frame bungalow with two frame additions that extend across the rear (north) elevation. A shed-roofed addition extends across the eastern part of the rear elevation and a one-room, gable-roofed ell is located to the west of the shed-roofed addition. The main block stands on a raised, continuous, three-course common-bond, brick foundation. The handmade bricks and the interior of the basement indicate that the foundation dates to the late eighteenth or early nineteenth century. The walls are clad in wood shingles, and the gable roof features standing-seam metal cladding. A centered, shed-roof dormer adorns the front slope of the roof and is clad in wood shingles. An interior brick chimney is located at each of the gable ends. A Colonial Revival portico shelters the entrance.

The façade (south elevation) of the house features five symmetrically placed bays with a centered front door. The door contains twelve lights over one wood panel and is covered by a wooden screen door. The door and window openings are surrounded by wide, square-edged, flat trim. The one-story, pedimented, front-gable portico rests on a solid brick stoop, and is supported by two slender Tuscan columns. The front, lower edge of the pediment is covered with wood shingles, and the roof is clad in standing-seam metal. The portico's ceiling is constructed with wood beadboard. The first-story windows are eight-over-eight, double-hung, vinyl sash. Paired, one-over-one, vinyl windows occupy the dormer. The brick foundation contains two, three-light, wood sash windows with brick sills that are to the west of the portico, and two, eight-light wood sash windows with brick sills to the east of the portico. A plain fascia, molded cornice, and wide, overhanging eaves enclosed with beadboard demarcate the roofline.

The east and north elevations reflect late-twentieth-century alterations to the house. On the east elevation, brick retaining walls extend from the north and south corners, lining a poured concrete patio with a walk-in entrance to the basement. The symmetrically composed basement wall features groupings of two, eight-light, double-hung, wood windows on both sides of two centered, four-light-over-three-panel, wood doors. The brick chimney is centered on the elevation; the back of the chimney is visible on the exterior and is flush with the wall, although it pierces the roof. The one first-story window to the south of the chimney matches the façade's first story windows. The circa 2000 picture window on the north side of the chimney is flanked by a single one-over-one, double-hung, vinyl window on either side; a fixed, eight-light transom with a square-edged, wood surround crowns this window grouping. Two, eight-over-eight, double-hung, vinyl windows with square-edged wood trim—larger in size than the first story windows—are symmetrically placed on either side of the chimney in the gable. The first story of the main block on its rear (north) elevation is covered by the one-story additions. The narrow, centered, shed-roofed dormer displays a single, one-over-one, vinyl window with a square-edged, wood surround, wood shingle cladding and a standing seam metal roof. A skylight pierces the east end of the roof on its north-facing slope.

The main block's west elevation is similar to its east elevation, with a centered brick chimney and a southern first-story window matching those of the first story of the façade. North of the chimney, the first story contains a bay window with a half-hipped, wood-shingled roof, two wooden brackets, and three, one-light casement windows. The second story has a paired, one-over-one, double-

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates House—1930s on late eighteenth or early nineteenth-century foundation; Outbuildings 1870-1950

Evaluation for:

National Register

Maryland Register

not evaluated

Statement of Significance

Constructed in the 1930s on the foundations of a late eighteenth or early nineteenth-century house, the one-and-one-half-story house at 1021 Batts Neck Road replaced a much earlier structure that burned in the 1930s. Known as Matthew's Enlargement, the Homestead of Peter Cockey, the Farm of Katherine Cockey Stevens, and the Sellers Farm, the property illustrates agricultural practices on Kent Island from the mid-nineteenth through the mid-twentieth centuries. The house reflects the influence of the Colonial Revival during the 1930s.

Historical Narrative

Historic maps from the 1860s and 1870s depict a house in the location of the current structure belonging to Edward Cockey, one of a number of Cockey family members who lived on Batts Neck during the mid-nineteenth century.¹ The brick foundation under the current house dates to the period of Edward Cockey's ownership. A meathouse, also in use during the mid-nineteenth century, was surveyed in 1982, but has since collapsed and been demolished.² In 1860, Edward Cockey owned real estate valued at \$12,000, a large amount compared to others listed in Kent Island.³ Edward's son, Peter Cockey, likely farmed part of his father's property, and may have lived in the house whose foundation remains at 1021 Batts Neck Road. In 1860, Peter lived adjacent to his father and worked as a farmer, but did not own any real estate. He employed two free African-American servants, William Hazleton and Joseph Brown.⁴ By 1870, he was a widower with a two-year-old daughter, Kate; their household included Julia Bordley, an African-American domestic servant, and her three children, as well as three African-American farm laborers.⁵ The *1877 Illustrated Atlas of Kent and Queen Anne's Counties* noted that the site was owned by the estate of Edward Cockey, although Peter had inherited the property by 1874.⁶

During the nineteenth century, the Sellers-Cockey Farm encompassed 164 acres, making it slightly smaller than the average Queen Anne's County farm.⁷ In the 1870s and 1880s, county farms typically raised livestock in addition to crops. During this period, Eastern Shore farms were known for the fine bloodlines of their herds of cattle, horses, and flocks of sheep.⁸ The circa 1880 granary is the earliest surviving outbuilding on the farm, and would have stored feed for the farm's livestock. Wheat and corn were the chief crops being raised in Queen Anne's County, but the Sellers-Cockey Farm may have produced fruit in addition to grains. By the third

¹ J.G. Strong's *Map of Queen Anne's County* (n.p. J.G. Strong, 1866); also *An Illustrated Atlas of Kent and Queen Anne's Counties, Maryland* (Philadelphia: Lake, Griffing & Stevenson, 1877).

² Orlando Ridout, V, *Maryland Historical Trust Inventory Form for Historic Sites Survey: Sellers-Cockey Farm* (16 April 1982).

³ Comparative real estate values can be found in the 1860 U.S. Population Census, Queen Anne's County, Maryland, District 4, Broad Creek P.O.

⁴ 1860 U.S. Population Census, Queen Anne's County, Maryland, District 4, Broad Creek P.O., Page 15.

⁵ 1870 U.S. Population Census, Queen Anne's County, Maryland, District 4, Broad Creek P.O., Page 9.

⁶ Peter Cockey's 1874 will devised the 164-acre Batts Neck Road parcel to his daughter Katherine, suggesting that Edward had already died and bequeathed the property to Peter. The will is mentioned in the 1942 deed. See Chain of Title, Continuation Sheet 8-2, for this and all subsequent deed references for this property.

⁷ 1860 to 1890 Federal Censuses, *Historical Census Browser* (Charlottesville, VA: University of Virginia, Geospatial and Statistical Data Center, 2004. Accessed 11 October 2007), <<http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>>. The average size varied from 211 acres in 1860 to 174 acres in 1890.

⁸ J. Thomas Scharf, *The Natural & Industrial Resources and Advantages of Maryland* (Annapolis, Md.: C.H. Baughman & Co., State Printers, 1892), p. 85.

9. Major Bibliographical References

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See continuation sheet 9-1 for Bibliographical References.

10. Geographical Data

Acreage of surveyed property 9.01 acres
Acreage of historical setting 158 acres
Quadrangle name Kent Island Quadrangle scale: 1:24,000 (7.5 minute)

Verbal boundary description and justification

The property boundary is defined by the current parcel boundaries shown on tax map 63, grid 16, parcel 43 in Queen Anne's County, Maryland.

11. Form Prepared by

name/title	Evelyn D. Causey, Ph.D., Senior Historian, and Gerald M. Maready, Jr., Architectural Historian		
organization	History Matters, LLC	date	December 21, 2007
street & number	1502 21 st Street, NW, 2 nd Floor	telephone	202-223-8845
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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hung, vinyl window with square-edged wood trim to the south of the chimney, and a one-over-one, double-hung, vinyl window with similar trim to the north.

A three-bay, shed-roofed addition and a small, one-bay rear ell cover the first story of the north elevation. The north elevation of the shed-roofed addition contains a picture window to the east of a centered, single, four-light-over three-panel, wood door and a small, wood bay window supported by two wood brackets to the east of the door. A small, one-over-one, double-hung, vinyl window pierces the east elevation of the shed-roofed addition. The gable-roofed ell features a centered, picture window surmounted by a six-light transom. A non-historic, wood deck with square wood posts, rails and balusters extends from the east corner of the house to the ell. The two-bay west elevation of the ell contains a paired, one-over-one vinyl window to the north of a single, four-light-over-three-panel door with single-light sidelights. A wood deck with square wood posts and vinyl railing extends from the door.

Primary Resource Interior Description

The four-room plan with a central stairhall appears to have been altered by the addition of a bathroom and two built-in closets in the southeast room. The trim throughout the house features square-edged, flat, wood door and window surrounds and tall wood baseboards with an ovolo cap and a cyma reversa shoe molding; the trim of later features, including that in the first-floor bathroom, the bathroom hallway, and the two additions, matches the original elements. Three-inch-wide, pine, tongue-and-groove floorboards are laid across the width of the house throughout.

The living room, located in the southwest corner, is the largest space on the main floor. It features a brick corner fireplace with a corbelled brick mantel and a brick hearth. A shallow, rectangular recess between the firebox and mantel is the setting for a row of decorative tiles. The room displays a narrow crown molding. Ten-light, wood French doors lead from the living room into the stair hall. The dogleg staircase is carpeted, and has a square, wood newel post decorated with inset wood panels. Square balusters support a molded pine handrail, and a square-edged wall string extends up the stairs. Square drops beneath the landing newels decorate the first-floor stair passage. The back corner in the first floor stair hall features a wood corner bead with tapered ends, the only one in the house. A four-light-over-three-panel wood door that may be an original exterior door provides access to the basement stairs, which are located below the main staircase.

The northwest room of the main block—used as a dining room—displays trim similar to that in the living room, except that its crown molding is larger. An iron stove on a raised brick hearth stands along the southwest wall of the room; it vents through a stove pipe that extends to the flue in the southwest corner. An open closet occupies the southeast corner of the room.

The two rooms on the east side of the house have newer trim that has been constructed to match that in the western rooms. A short hallway connects the room in the southeast corner of the house to the living room; a coat closet is located on the north side of the hall, while a bathroom is on the south side. The coat closet, bathroom and southeast room each feature a non-historic, two-panel wood door. A closet in the north wall of the southeast room has a two-leaf, flush, wood, hollow-core door. Bookshelves above a row of cabinets line the north wall of the northeast room; the south wall displays narrow, inset shelves. The door between the northeast room and the back stairhall matches the adjacent basement door.

The second floor features carpeted floors and square-edged wood trim throughout. Brick chimney stacks project into the rooms at the east and west ends. The owner recently removed the second-floor ceilings, opening up the attic and exposing the roof structure.

The basement exhibits evidence of the earlier house with a triangular chimney base with relieving arches on both sides. It is located in the center of the west wall, underneath the first floor's corner chimney and stove flue. The basement has a poured concrete floor.

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Secondary Resource Description

Granary

Located to the east of the house, the circa 1880, two-story, side-gable granary rests upon a brick pier foundation and is clad in circular sawn, board-and-batten siding. The corrugated metal roof has open eaves and an unadorned, wood fascia. The three-bay south elevation features a centered double door with cutaway corners that hangs on rectangular, metal strap hinges; a single, beaded tongue-and-groove wood door with triangular, metal strap hinges is located at the west end; and a double door on triangular, metal strap hinges is at the east end. The west elevation has two, symmetrically placed window openings on the first story and a centered door opening on the second story. The first story of the north elevation is covered with a plywood backboard for a basketball hoop, while the second story has board-and-batten siding. The east elevation has a single, boarded-up opening placed south of center. On the interior, the granary's first floor is composed of an open, two-bay room at the east end, and an enclosed bay at the west end that holds the stairs to the second floor. The first floor displays wide, wood floorboards. The granary's circular-sawn posts and joists are visible on its interior. The second floor is undivided and has four-inch tongue-and-groove flooring.

Shed

Directly north of the house is a one-story, side-gable shed built in the first half of the twentieth century. It stands on a concrete block foundation, and is clad with random-width, vertical wood siding; the roof is clad with standing-seam metal. The two-bay south and north elevations each have a six-light hopper window to the west and east, respectively, of a single door opening. The west and east elevations are devoid of fenestration. The shed has a poured concrete floor, and features a poured concrete trough in the northwest corner, indicating its possible use as a milk house in the first half of the twentieth century.

Cow Barn

North of the shed is a circa 1900-1940, one-and-one-half-story, front-gable cow barn with a concrete block foundation, vertical-board siding, and a corrugated metal roof with open eaves and a plain fascia; boards are now missing from the center of the south wall. A small, single wood door located on the western end of the south elevation provides access to the barn.. The east elevation contains six evenly spaced, six-light hopper windows. The west and north elevations are overgrown with vegetation; the north elevation's hay hood is the only feature that is visible.

Horse Barn

Located in the northeast corner of the yard, the circa 1920-40, two-story, front-gable horse barn is the largest of the outbuildings. The foundation wall on the east side extends north of the building, suggesting that a larger structure may have once stood on the site. The east foundation wall is made of concrete with oyster shell aggregate. Where the foundation is visible in other parts of the building, it is built of cinder block. The barn is clad in vertical beadboard siding and has a standing-seam metal roof with open eaves and a plain fascia. The façade (south elevation) contains three openings on the first story: a small opening on the west; a single, Dutch door made of beadboard on strap hinges to the west of center; and a single beadboard door with strap hinges on the east corner. The second story contains a single, centered door. The gable displays double doors under the hay hood. The east, west and north elevations have four bays each on the first story with alternating window openings and Dutch doors. A small window opening is located in the gable of the north elevation. The interior of the barn has two stalls on each side of a raised, wooden, center aisle running north and south for the full length of the barn.

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quarter of the nineteenth century, Eastern Shore grain farmers had difficulty competing with the Great Plains states for the national market, so farmers increasingly turned to fruit production.⁹ The soil of Queen Anne's County was particularly suited for raising peaches, but other fruits such as pears, apples, and berries proved profitable.¹⁰ In 1891, the county shipped approximately 100,000 baskets and boxes of peaches, 20,000 baskets of pears, and 5,000 crates of strawberries and blackberries.¹¹ In addition to the canning operations that developed in the county, the fruit was transported by rail and ship to the nearby market of Baltimore.¹²

By 1900, Peter Cockey's daughter, Katherine, had married farmer William T. Stevens. Their household included their two sons, a daughter, an aunt, and two boarders. The 1900 census described William Stevens as a farmer on Kent Island, but it is not known if he and Katherine lived on the Batts Neck Road farm.¹³ In 1906, Katherine and William Stevens deeded six acres of the farm to Katherine's cousin, John M. Cockey; otherwise, the farm remained 158 acres until the late 1960s.

Katherine Cockey Stevens died in 1907; her family owned the farm for the next 37 years. Three historic outbuildings date from this period of the farm's history. The milk house and cow barn indicate that the Stevens family added dairy production to the farm. After World War I, prices for wheat and corn dropped, so Maryland farmers diversified their crops and increased dairy production.¹⁴ Between 1880 and 1920, the number of dairy cattle in Queen Anne's County nearly tripled, and the agricultural landscape in the county changed with the addition of dairy barns and milking sheds to store the milk.¹⁵ Between the 1920s and 1940s, farms in the county converted from horse-powered machinery to plowing and harvesting with tractors. Constructed in this period, the horse barn could have been used to stable work horses as well as those used for recreational and transportation purposes.

In the 1930s, the house burned and was replaced by the current frame house built on the earlier dwelling's foundation. The Sellers-Cockey House displays a bungalow form, modified to fit the already-existing foundation. With its one-and-one-half stories; compact, rectilinear footprint; wide eaves; prominent front and rear dormers; and low-slung profile, the house exhibits many architectural elements that are characteristic of bungalows. The bungalow form had its genesis in the 1890s, and was popular nationally through the first decades of the twentieth century. Bungalows became especially prominent in the 1920s and 1930s, when the rate of home ownership drastically increased among the middle and working classes in the United States. Bungalows were designed to be inexpensive to build, and easy to maintain without hired help. Stylistically, the bungalow often displayed some combination of modest Craftsman or Colonial Revival detailing. The Sellers-Cockey House reflects the Craftsman style with such details as its overhanging eaves, exposed rafter tails, square-edged window trim, and simple, blocky newel post; its front-gable portico shows Colonial Revival influences. Bungalows are a relatively common house form in Queen Anne's County, as they are nationally.

In 1942, the children of William T. Stevens, none of whom still lived on Kent Island, sold the farm to Clarence and Rosie Sellers. The Sellers likely farmed the property for twenty-five years.¹⁶ Clarence Sellers had died by 1967, when his widow sold the property to James and Angela Gomoljak. The Gomoljaks subdivided the property in 1970, conveying a nine-acre parcel containing the house and outbuildings to the Fred and Mary Paul. The current owners purchased the nine-acre property in 1983.

⁹ Scharf, p. 85; also John R. Wennersten, *Maryland's Eastern Shore: A Journey in Time and Place* (Centreville, Md.: Tidewater Publishers, 1992), p. 142.

¹⁰ Frederick Emory, *Queen Anne's County, Maryland: Its Early History and Development* (Baltimore: The Maryland Historical Society, 1950), as originally published in the *Centreville (Maryland) Observer* 1886-1887, p. 4.

¹¹ Scharf, p. 96.

¹² Emory, p. 28.

¹³ 1900 U.S. Population Census, Queen Anne's County, Maryland, District 4, Enumeration District 64, Sheet 10A.

¹⁴ Robert J. Brugger, *Maryland: A Middle Temperament 1630-1980* (Baltimore: The Johns Hopkins University Press, 1988), pp.460-461.

¹⁵ Emory, p. 59.

¹⁶ The farm is also known as the Sellers Farm in subsequent deeds.

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Chain of Title

6 October 1983	William A. Siegele & Claire L. Siegele to Jeffrey C. Franklin & Lee Franklin Liber MWM 203, folio 707 9.012 acres
17 August 1979	Fred W. Paul & Mary H. Paul to William A. & Claire L. Siegele Liber MWM 153, folio 794 9.012 acres
28 December 1970	James F. Gomoljak & Angela C. Gomoljak of Annapolis to Fred W. & Mary H. Paul Liber CWC 52, folio 120 Part of farm known as Sellers Farm, The Homestead of Peter Cockey, or Matthews Enlargement; survey by William R. Nuttle 12/13/70; 9.012 acres
1 November 1967	Rosie Sellers to James F. & Angela C. Gomoljak of Annapolis Liber CWC 31, folio 318 All of farm known as Sellers Farm, The Homestead of Peter Cockey, or Matthews Enlargement; plat 5/23/1905 by Wm. T. Henry; 158 acres, 3 roods, 11 9/25 perches. Clarence Sellers (husband) died prior to deed. Two small parcels sold after 1942 deed.
27 January 1942	William E. Stevens & Florence Welling Stevens of Nassau County NY, Katherine Stevens Ralston & ER Ralston of Lewis County WV, Mary Stevens Rowe & James W. Rowe of Baltimore, William T. Stevens 3 rd & Helen H. Stevens of Tompkins County NY to Clarence Sellers & Rosie Sellers. Liber ASG Jr 5, folio 476 All of farm known as The Homestead of Peter Cockey and/or Matthews Enlargement and as The Farm of Katherine Cockey Stevens, the first wife of Wm. J.T. Stevens. Plat May 23, 1905 by Wm. T. Henry; 158 acres, 3 roods, 11 9/25 perches. Katherine Cockey Stevens, wife of Wm. J.T. Stevens died June 7, 1907 possessed of tract she acquired as two tracts—Tract A devised to her by father Peter Cockey by W&T 27 Oct. 1874 (WB WAJ/123) except 6 acres to John Cockey in 1906.
12 March 1906	Katherine E. Stevens & William T. Stevens to John M. Cockey Liber SS1, folio 169 Redefining property boundaries; 6 acres & 18 perches

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An Illustrated Atlas of Kent and Queen Anne's Counties, Maryland. Philadelphia: Lake, Griffing & Stevenson, 1877.

Brugger, Robert J. *Maryland: A Middle Temperament 1630-1980*. Baltimore: The Johns Hopkins University Press, 1988.

Emory, Frederick. *Queen Anne's County, Maryland: Its Early History and Development*. Baltimore: The Maryland Historical Society, 1950. Originally published in the *Centreville (Maryland) Observer*, 1886-1887.

Historical Census Browser. Charlottesville, Va.: University of Virginia, Geospatial and Statistical Data Center, 2004. Accessed 11 October 2007. <<http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>>.

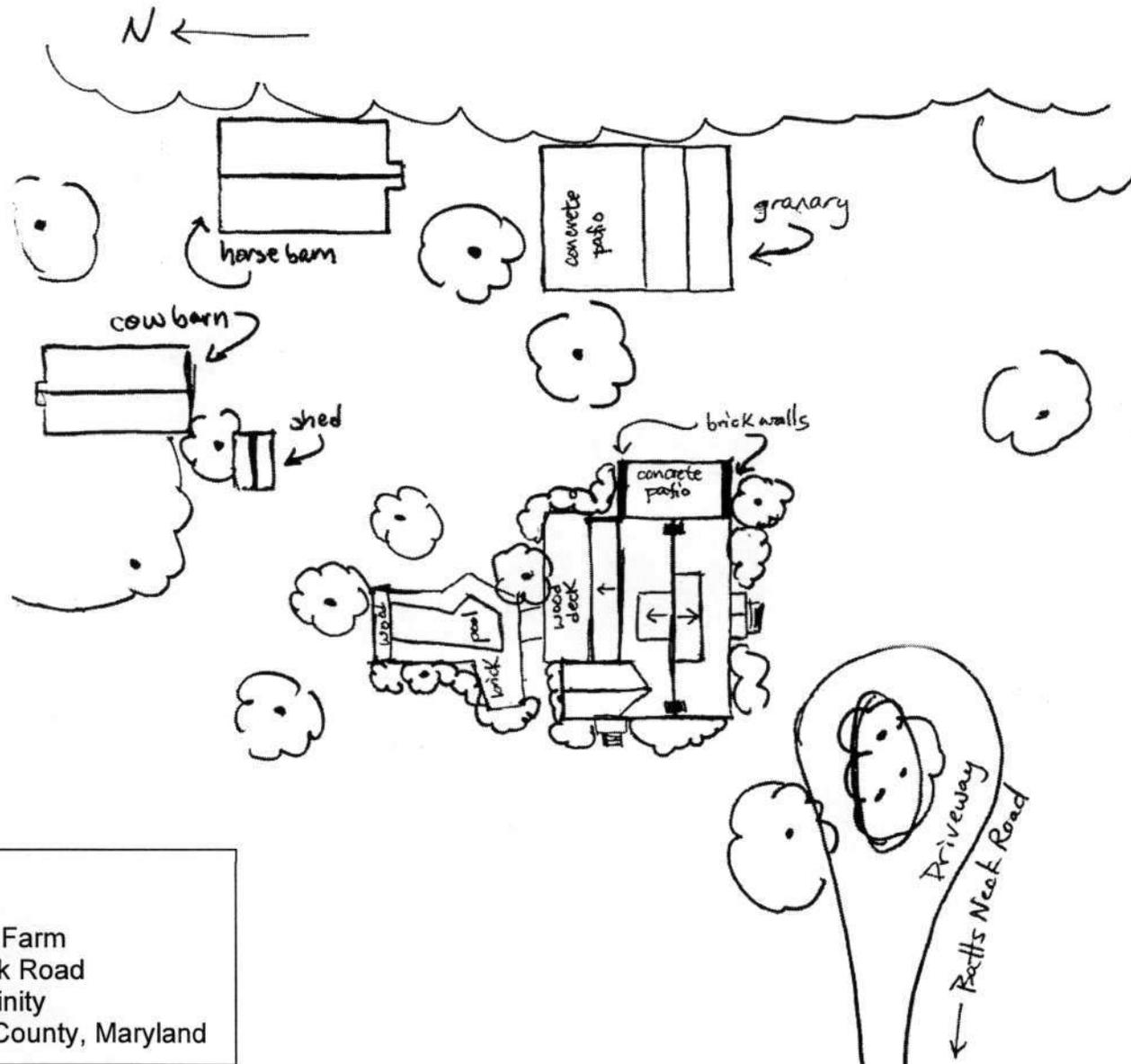
J.G. Strong's Map of Queen Anne's County. N.p. J.G. Strong, 1866.

Ridout, Orlando, V. *Maryland Historical Trust Inventory Form for Historic Sites Survey: Sellers-Cockey Farm*. 16 April 1982.

Scharf, J. Thomas. *The Natural & Industrial Resources and Advantages of Maryland*. Annapolis, Md.: C.H. Baughman & Co., State Printers, 1892.

U.S. Population Census, Queen Anne's County, Maryland, 1860, 1870, 1900.

Wennersten, John R. *Maryland's Eastern Shore: A Journey in Time and Place*. Centreville, Md.: Tidewater Publishers, 1992.

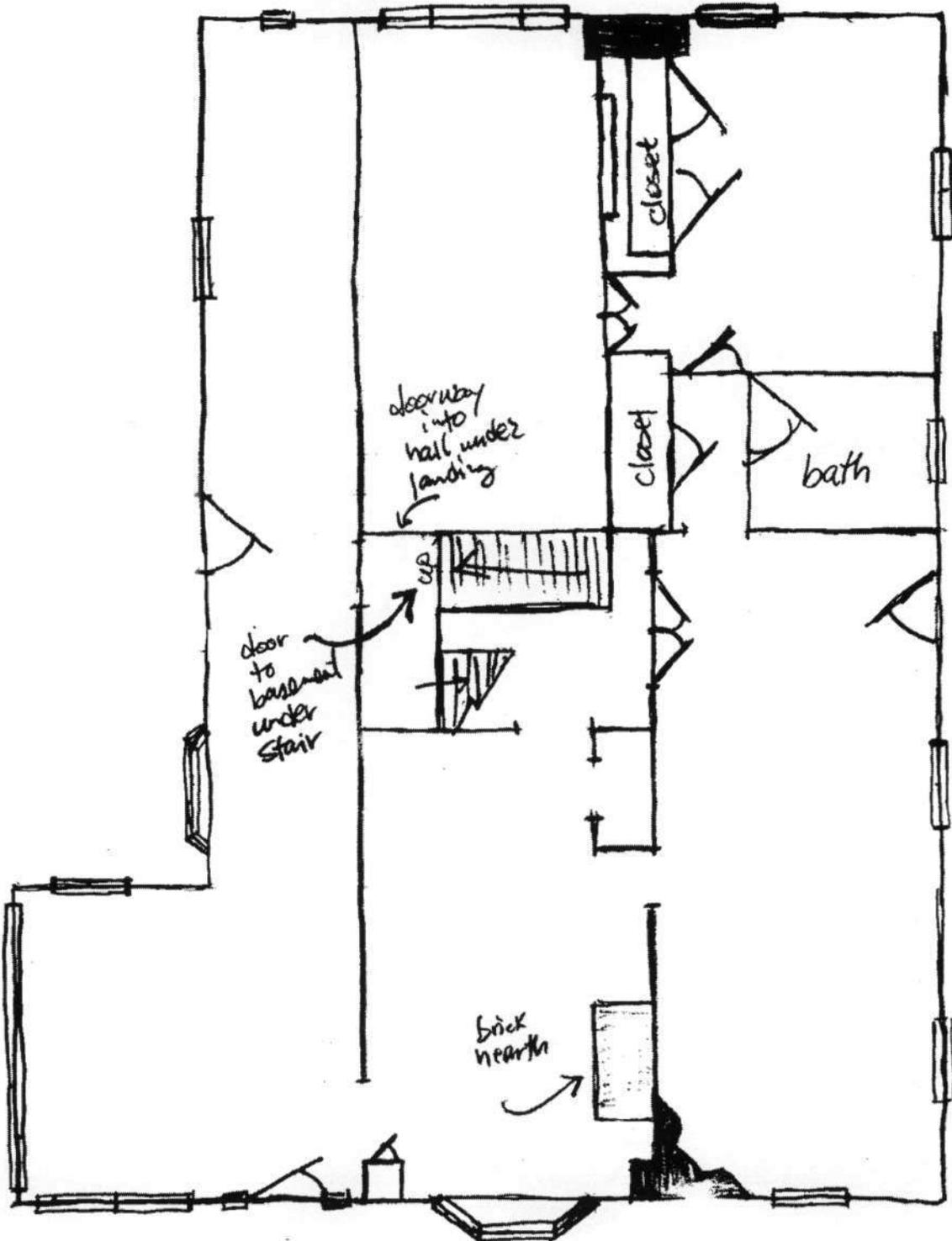


Site Plan

QA-427
 Sellers-Cockey Farm
 1021 Batts Neck Road
 Stevensville vicinity
 Queen Anne's County, Maryland

not to scale

Floor Plan – QA-427
Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity
Queen Anne's County, Maryland



not to scale



QA-427

Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

Maryland SHPO

Facade, Looking S

1 of 19



QA-427

Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

East elevation, looking NW

20 of 19



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Sellers-Cockey Farm

1021 Butts Neck Road, Stevensville vicinity

Queen Anne's County, MD

History Matters, LLC

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Maryland SHPO

East + North elevations, Looking SW

3 of 19



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Sellers - Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

North elevation

4 of 19



QA-427

Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

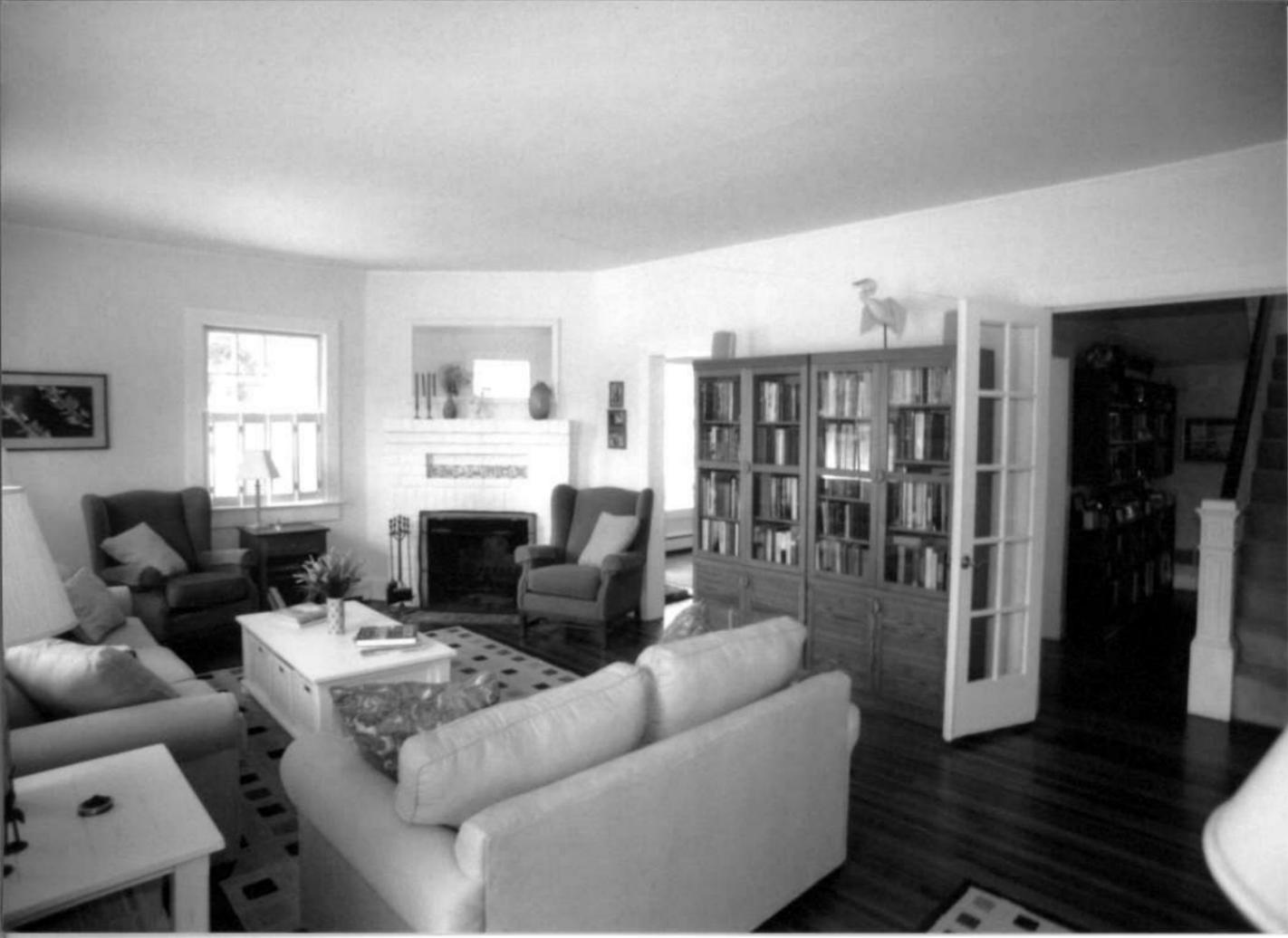
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Maryland SHPO

West + South Elevations, Looking NE

5 of 19



QA-427

Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity
Queen Anne's County, MD

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Living Room, Looking NW

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Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Southeast Sitting Room, Looking N

7 of 19



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Sellers - Cockey Farm
1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Northeast Sitting Room, Looking N

8 of 19



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Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity
Queen Anne's County, MD

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Maryland SHPO

Dining Room, Looking SW

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Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Stairs to basement, back of stairhall, looking S

10 of 19



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Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Kitchen, near shed-roofed addition, Looking W

11 of 19



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Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Basement, chimney base, looking SW

12 of 19



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Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Granary, south elevation, Looking NE

13 of 19



QA-427

Sellers-Cockey Farm

1021 Batt's Neck Road, Stevensville vicinity

Queen Anne's County, MD

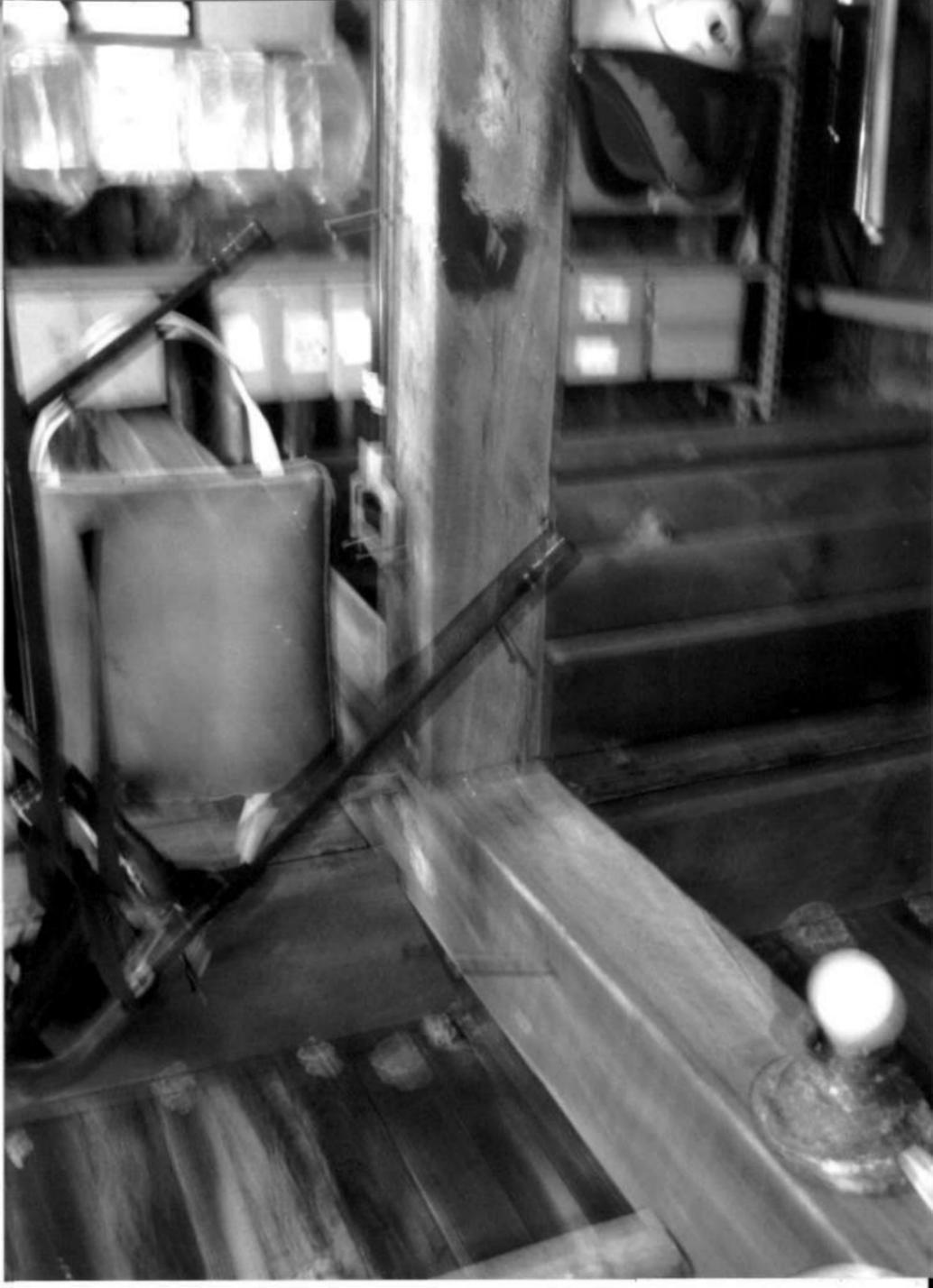
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Maryland SHPO

Granary interior, looking NW

14 of 19



QA-427

Sellers-Cockay Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Granary interior, beam detail, looking E

15 of 19



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Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland St# PO

Shed, Looking SE

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Sellers-Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Cow Barn, Looking NW

17 of 19



QA-427

Sellers-Cockey Farm
1021 Batts Neck Road, Stevensville vicinity
Queen Anne's County, MD

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Maryland SHPO

Interior of Cow Barn, Looking N

18 of 19



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Sellers - Cockey Farm

1021 Batts Neck Road, Stevensville vicinity

Queen Anne's County, MD

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Maryland SHPO

Horse barn, Looking NE

19 of 19

QA-427
Sellers-Cockey Farm
Batts Neck, Kent Island
Private

early 19th century
1930s

The frame house on the Sellers-Cockey Farm is a 20th century dwelling constructed on the brick foundation of a house dating to the late 18th or early 19th century. This early house burned in the 1930s. Of equal importance to the house foundation is a post-and-plank meat house that probably was constructed at the same approximate time as the early house. This form of construction was evidently quite widely used in Tidewater Maryland and may have found particular favor on this part of the Eastern Shore. This example is one of the few recorded that includes wrought nails, suggesting a date no later than circa 1815.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Matthew's Enlargement, Sellers Farm, Cockey Farm

AND/OR COMMON

Sellers-Cockey Farm

2 LOCATION

STREET & NUMBER

North side Batts Neck Road

CITY, TOWN

Normans

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 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 checked="" type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<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"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

William and Claire L. Siegele

Telephone #:

STREET & NUMBER

CITY, TOWN

Stevensville

VICINITY OF

STATE, zip code

Maryland 21666

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Queen Anne's County Courthouse

Liber #: MWM 153

Folio #: 794

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

7 DESCRIPTION

QA-427

1042503071

CONDITION**CHECK ONE****CHECK ONE** EXCELLENT DETERIORATED UNALTERED ORIGINAL SITE GOOD RUINS ALTERED MOVED DATE _____ FAIR UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Sellers-Cockey Farm is located on the north side of Batts Neck Road on Kent Island, approximately 1 1/2 miles east of the crossroads community of Normans. The farm has been broken up into several parcels, leaving a 15 acre tract that includes the main house and farm buildings.

The early house that stood on this site burned in the 1930's and was replaced with a 1 1/2 story frame dwelling constructed on the old foundations. This foundation and a post-and-plank meat house are the only surviving structures from the early farmstead. The remaining farm buildings date to the late 19th and 20th century.

The frame house as it was rebuilt is 1 1/2 stories high, five bays wide and two rooms deep. The early foundation is brick, laid in three-course bond. It forms a full cellar under the house and has been raised several courses and has had minor alterations and repairs. A triangular chimney base with arched recesses survives on the west gable wall.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

QA-427

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
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 frame house on the Sellers-Cockey Farm is a 20th century dwelling constructed on the brick foundation of a house dating to the late 18th or early 19th century. This early house burned in the 1930's. Of equal importance to the house foundation is a post-and-plank meat house that probably was constructed at the same approximate time as the early house. This form of construction was evidently quite widely used in Tidewater Maryland and may have found particular favor on this part of the Eastern Shore. This example is one of the few recorded that includes wrought nails, suggesting a date no later than circa 1815.

Addenda: The post-and-plank meat house collapsed in the spring of 1983 and was subsequently demolished. ORV 10/83.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

QA-427

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

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Orlando Ridout V, Historic Sites Surveyor

ORGANIZATION

Queen Anne's County Historical Society

DATE

4/16/82

STREET & NUMBER

TELEPHONE

CITY OR TOWN

Centreville

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CONTINUATION SHEET

7.1 DESCRIPTION

Meat House

To the north of the house, adjacent to a late 19th century granary, is a post-and-plank meat house. This building is ten feet square and is oriented on an east-west axis, with a single batten door centered on the south facade wall. It is constructed of hewn and machine-sawn log planks mortised into hewn vertical posts and secured with pegs driven in from the outside face of the wall. Intermediate posts are pegged to the interior face of each wall to provide additional strength. The roof is constructed of common rafter pairs secured at the ridge with a pegged mortise-and-tenon joint and supported by flat false plates resting on hewn joists. Light collar beams are lapped and nailed to the rafter pairs with wrought nails. The exterior of the building is covered with vertical board siding secured with machine nails. The eaves are boxed in; the roof is covered with wood shingles and tin.

QA-427
Sellers - Cockey Farm

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





QA-427

Early House Foundation
Batt's Neck, Kent Island
Orlando Ridout V 1980
Southeast facade



QA-427

Log post-and-plank meat
house

Batt's Neck, Kent Island
Orlando Ridout V 1980
View from south