

QA-1  
Great Hopes  
Sudlersville vicinity  
Private

c. 1785 (survey)  
1969-73

The original part of Great Hopes is the two story, two bay brick house, built around 1785. Its original "hall-parlor plan" was extremely common from the beginning of Maryland architecture through the 19th century. The form of the house was also very common for mid-18th century through the 19th century in Delaware as well as Maryland. This example is one of the smaller houses to have such a plan, measuring 18' x 26'. It is of interest because of the original paneling in the living room and the unusual board partition on the second story. The second story plan, with four cubicles, is a feature frequently found in the late eighteenth and early 19th century when privacy became more important in the sleeping room. The recent wings contain fragments from Liden House, Caroline County (CAR-41).

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Great Hopes

AND/OR COMMON

Peters Farm, Hamm Farm, Ella Higman Farm

**2 LOCATION**

STREET & NUMBER

Peters Corner Road, 1 mile south of Md. Rt. 300

CITY, TOWN

Sudlersville

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Queen Anne's

**3 CLASSIFICATION**

**CATEGORY**

- \_\_\_DISTRICT
- BUILDING(S)
- \_\_\_STRUCTURE
- \_\_\_SITE
- \_\_\_OBJECT

**OWNERSHIP**

- \_\_\_PUBLIC
- PRIVATE
- \_\_\_BOTH
- PUBLIC ACQUISITION**
- \_\_\_IN PROCESS
- \_\_\_BEING CONSIDERED

**STATUS**

- OCCUPIED
- \_\_\_UNOCCUPIED
- \_\_\_WORK IN PROGRESS
- ACCESSIBLE**
- \_\_\_YES: RESTRICTED
- \_\_\_YES: UNRESTRICTED
- NO

**PRESENT USE**

- \_\_\_AGRICULTURE
- \_\_\_COMMERCIAL
- \_\_\_EDUCATIONAL
- \_\_\_ENTERTAINMENT
- \_\_\_GOVERNMENT
- \_\_\_INDUSTRIAL
- \_\_\_MILITARY
- \_\_\_MUSEUM
- \_\_\_PARK
- PRIVATE RESIDENCE
- \_\_\_RELIGIOUS
- \_\_\_SCIENTIFIC
- \_\_\_TRANSPORTATION
- \_\_\_OTHER:

**4 OWNER OF PROPERTY**

NAME

Dr. & Mrs. Paul E. Hensley

Telephone #:

STREET & NUMBER

Great Hopes, Box 108A

CITY, TOWN

Sudlersville

\_\_\_ VICINITY OF

STATE, zip code

Maryland 21668

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Queen Anne's County Courthouse

Liber #: MWM 169

Folio #: 510

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-1

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Great Hopes is located on the south side of Peters Corner Road, .2 mile southwest of Maryland Route 300 (Peters Corner), and about 4 miles east of Sudlersville.

The early part of the house is the two story brick, hall-parlor plan section, built about 1785. The gambrel roof section and lean-to were built in 1969 and 1973 respectively.

Flemish bond is used only on the south facade of the old house. Both facades are identical otherwise, with a central entrance flanked by two small 6/6 windows on the first story, with two 6/6 windows on the second story and two basement windows with horizontal grills. All of the exterior millwork is restoration work dating from the 1960's.

The east gable is laid in 3-course common bond, as are all other sides, and is relieved by only one 6-pane casement north of the chimney. The west gable has the single window south of the chimney, and here the chimney protrudes about 18" from the face of the gable.

The 17 x 20 frame gambrel roof section replaces a c. 1900 16 x 14 2-story wing, which in turn was

CONTINUE ON SEPARATE SHEET IF NECESSARY

## CONTINUATION SHEET

## 7.1 DESCRIPTION

a replacement of the original 16 x 20 one story frame kitchen. (See 1798 Federal Direct Tax).

Inside, the original plan consisted of a "hall and parlor", with north and south entrances into the "hall". The original partition separating these two rooms was a vertical board wall, but it had been removed prior to the restoration.

The east end of the hall is fully paneled with raised paneling and contains a cupboard on the north, a 4' wide arched fireplace in the center and a stair with closet beneath on the south. The enclosed stair has two steps into the room. An unusual crown molding is on the top of the paneling only. Wide chair rail and baseboard circled the room and the window and door were perfectly plain with an ovolo molding on the edge of the jamb.

The "parlor" had no paneling, but only an architrave around the smaller fireplace in addition to the trim. A curious lack of chair rail and baseboard in its north-west corner suggests the original presence of a small free-standing corner cupboard. South of the fireplace is the door to the wing, the only original heavy frame in the house.

On the second floor, the original plan consisted of four cubicles, the two on the side measuring 6 x 12 and the other two 10 x 12. The one at the head of the stairs

## CONTINUATION SHEET

## 7.2 DESCRIPTION

was only used for a hall, but the other three appear to have been used as sleeping rooms. The partitions are all vertical beaded board, reminiscent of the post and plank partitions of the English long houses of the 16th century. The doors are raised panel, hung on cast iron butt hinges. The northeast room contains a very small arched fireplace, fully plastered. There was originally chair rail along the exterior walls. When the addition was built in 1969, a doorway was broken through the west wall of the southwest room.

The attic was originally unfinished, with wide floor boards, some of which had been previously used. The roof is composed of plain rafters, two feet on center, secured at the ridge with a pegged mortise-and-tenon joint and reinforced with one set of collar beams, half-lapped and pegged. A board partition with batten door was installed in the '70's, which came from the "Chesterville Hotel", Kent County.

The wings contain a kitchen, dining room with open stair on the first story and a hall bedroom and bath on the second. Several elements from the Liden House, Caroline County, were used to create an old atmosphere.

Access to the basement is from the north side of the chimney on the west gable, within the wing. The

## CONTINUATION SHEET

## 7.3 DESCRIPTION

basement had originally a dirt floor (now concrete)  
and there are arch supports beneath the two fireplaces.

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| REHISTORIC                                    | <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 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 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The original part of Great Hopes is the two story, two bay brick house, built around 1785. Its original "hall-parlor plan" was extremely common from the beginning of Maryland architecture through the 19th century. The form of the house was also very common for mid-18th century through the 19th century in Delaware as well as Maryland. This example is one of the smaller houses to have such a plan, measuring 18' x 26'. It is of interest because of the original paneling in the living room and the unusual board partition on the second story. The second story plan, with four cubicles, is a feature frequently found in late eighteenth and early 19th century when privacy became more important in the sleeping room. The recent wings contain fragments from Liden House, Caroline County.

A certificate of resurvey recorded at the Hall of Records, Annapolis, bearing the date 1785 refers

CONTINUE ON SEPARATE SHEET IF NECESSARY

## CONTINUATION SHEET

## 8.1 STATEMENT OF SIGNIFICANCE

to the official survey of lands of William Peters which he called Great Hopes. The property consisted of three earlier surveys called Ridgeway's Chance, Small Hope and Maynor's Addition, and some vacant land, equaling 238 1/2 acres. William Peters had purchased the first two parcels from John Ridgeway in 1772 and the latter in 1781. A resurvey of this sort was frequently undertaken soon after the construction of the dwelling. Although the house is not mentioned in the certificate, it is believed to have been constructed shortly before 1785. From the Federal Direct Tax of 1798, which gives full description and measurements, including windows, we know that the house was standing in that year. Moreover, from the Will of William Peters probated in the same year, there is mention of "the plantation whereon I now live". From the facts that he owned no other plantations, the Ridgeways lived in Cecil County, and from the stylistic detail, we can safely assume that William Peters built the house called Great Hopes.

William Peters was the son of William and Agnes Peters of Chester Hundred and was probably born around 1750. He married Sarah Ridgeway, daughter of John and Mary Ridgeway, in 1773, a year after having purchased the original acreage from his future in-laws. Other than being a farmer, little definite has been learned about

## CONTINUATION SHEET

## 8.2 STATEMENT OF SIGNIFICANCE

the person of William Peters. There is a possibility he served in the Revolutionary Army as a man bearing the same name mentioned in the "Revolutionary Papers" at Annapolis as "not heretofore paid", in 1783. Upon his death in 1798 an inventory was made of his "goods and chattels" which included amongst his household items "some old books". This is curious since he and his wife were both unable to sign their names. Of the Six Hundred Thirty Six pound value placed on his goods and chattels, his household furniture comprised about one sixth value, slaves one third value and the other half was mostly cattle, food stuffs and machinery. Real estate was not taxed at the time of death; however, in 1798 the Federal Direct Tax was made which assessed his farm and dwelling at \$827.50. Few buildings in Chester Hundred exceeded the value of Great Hopes in 1798.

Great Hopes remained in possession of William and Sarah Peters' son, Peregrine, until 1837 when Peregrine sold it to Thomas Walker. In the deed, not only is his wife's name included, but also his children: Warner, Wesley, Noah and Henrietta. After this date there is no mention of Peregrine or his family in the Queen Anne's County records.

Walker sold the farm in 1841 to John R. Hamm, whose heirs sold it in 1866 to John Dailey. Some of the local

## CONTINUATION SHEET

## 8.3 STATEMENT OF SIGNIFICANCE

residents recall where the Hamm family tomb stones stood in the locust grove south of the house, the stones having been removed by Mr. Higman in the 1930's, who purchased the property from the Dailey Heirs.

In 1965 Michael Bourne purchased the house and 2 1/2 acres from Michael and Elizabeth Hegesi; the house having stood vacant for about seven years.

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**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

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Michael Bourne, Historic Sites Surveyor

ORGANIZATION

Queen Anne's County Historical Society

DATE

4/6/83

STREET & NUMBER

TELEPHONE

CITY OR TOWN

Centreville

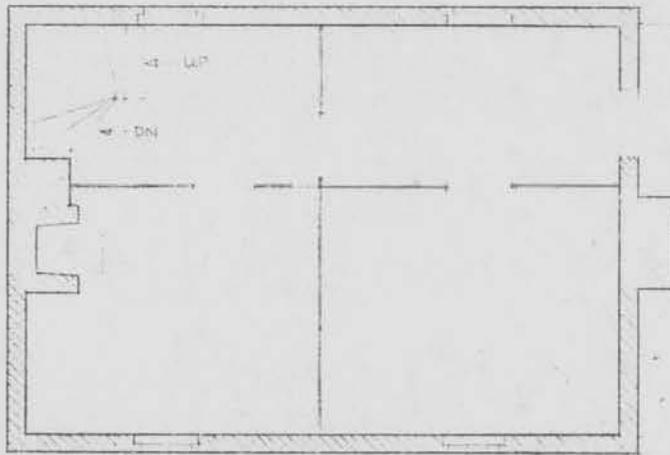
STATE

Maryland

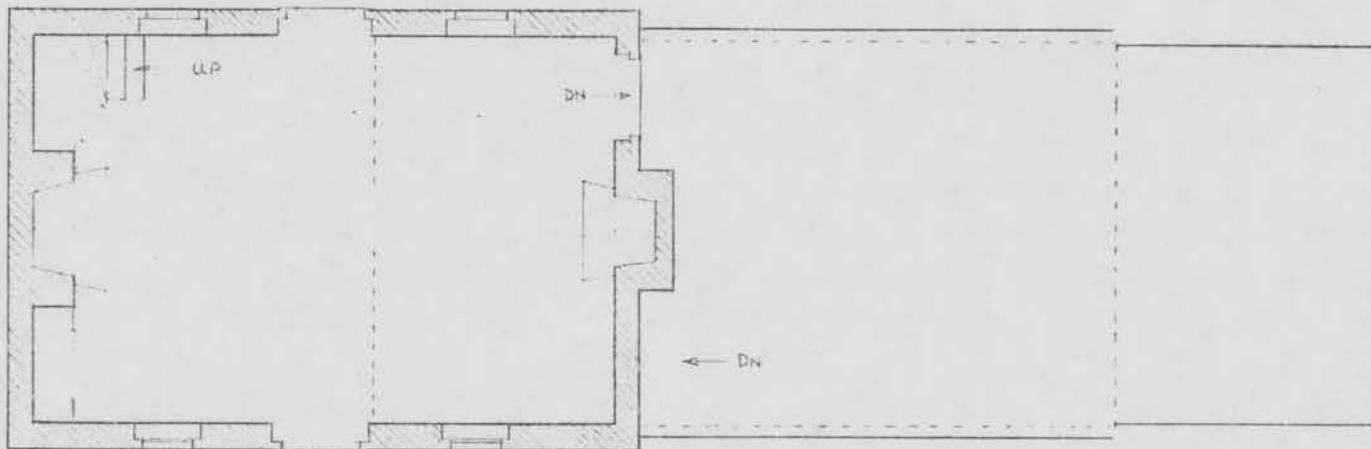
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

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



SECOND FLOOR PLAN



FIRST FLOOR PLAN

\* PLAN AS IN  
EXISTENCE prior to 11/30



GREAT HOPES - QA-1  
FIRST DISTRICT, O.A. Co.  
M. BOURNE 1/53  
SCALE - 1/8" = 1'-0"

QA-1

QA-1



State of Maryland  
Queen Annes County  
7.5 min. topo. map  
1980 revisions  
scale: 1:62500

QA-1

Great Hopes

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





QA-1

Great Hopes  
Sudlersville vicinity  
Michael Bourne, April 1973  
Northwest facade



QA-1

Great Hopes

Sudlersville vicinity

Michael Bourne, April 1973

Southeast facade



QA-1

Great Hopes  
Sudlersville vicinity  
Michael Bourne, 1968  
Northwest facade during  
restoration



QA-1

Great Hopes  
Sudlersville vicinity  
Michael Bourne, 1968  
Southeast facade during  
restoration.



Grant 1700

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Great hopes  
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C

10/10/17  
J. G. G.



10087

QA

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Great Hopes

B

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April 1974  
JWV