

Capsule Summary
SM-173
Hopewell and Aim
Lexington Park
Private

Circa 1850

Hopewell and Aim is significant as the earliest structure that remains standing within the commercial district of Lexington Park. The house has a substantial setback from the road that has protected it from the encroachment of the businesses and small dwellings that line the heavily trafficed, four-lane Great Mills Road (Route 246). Alterations to the house have included the sheathing of both the exterior and the interior with modern materials and the addition of one-story wings to the east and west elevations. Still, the main block of the house retains its original form and some original interior features.

Samuel B. Hammett, Sr., died possessed of 200 acres of Hopewell and Aim in 1854. It seems likely that the property was already improved with this dwelling house at that time. The tract is identified in Benjamin Tippett's Surveyor Log Book B as the land of Samuel Hammett's heirs located on the road to Mattaponi. Samuel Hammett's son, also named Samuel, purchased the interest of the remaining heirs in 1862 and 1871.

Hopewell and Aim remained in the Hammett family until 1912 when it was purchased by the Crane family. During the Hammett ownership, one of St. Mary's County's most well-known personalities was born here. Samuel D. Hammett, better known as the novelist Dashiell Hammett, was born in the house to Richard Hammett and Annie Bond in 1894. Dashiell Hammett lived here for only two years before moving with his family to Baltimore.

SM-173, Hopewell and Aim
St. Mary's County
Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Agricultural-Industrial Transition, 1815-1870.

Historic Period Theme: Architecture

Resource Type

Category: Structure

Historic Environment: Rural

Historic Function and Use: Residence

Known Design Source: none

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Hopewell and Aim

2. Location

street & number Sanner's Lane (Off of Great Mills Road) not for publicationcity, town Lexington Park vicinity of congressional district 5

state Maryland county St. Mary'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 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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name William E. Sanner, Jr.

street & number Box 24 telephone no.: 301-862-2242

city, town Lexington Park state and zip code MD

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 54

street & number folio 84

city, town Leonardtown state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

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 checked="" 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.

Contributing Resource Count: 2

Hopewell and Aim is located at the end of an unpaved road known as Sanner's Lane off of Great Mills Road (Route 246) near Lexington Park in St. Mary's County, Maryland. One old outbuilding is located on the property. The house faces north with the roof oriented on an east/west axis.

Built around 1850, the house consists of a central, two-story, main block with a side hall, double-pile plan. A one-story, flat-roof wing dating to the 1950s extends to the west. This wing serves as the modern kitchen. A one-story, gable-roof wing, dating to circa 1860 - 1870, extends to the east of the main block and is used for storage. The main block of the house is supported by hewn sills and a continuous brick foundation. The exterior is sheathed with aluminum siding and the steep roof is covered with asphalt shingles. The east wing is supported by stone piers infilled with brick. The floor joists of this wing consist of hewn and skinned logs.

The north (main) elevation of the main block consists of a modern door on the western-most end flanked by two six-over-six sash windows with narrow surrounds and louvered shutters to the east. A porch with wrought metal supports, a wood floor, and a wainscoted ceiling extends across the first floor. The second floor is pierced by three six-over-six sash windows with narrow surrounds and louvered shutters. The roofline is finished with a boxed cornice. The one-story, western addition is pierced by two two-over-two sash windows with louvered shutters. An exterior wood deck extends to the west of the wing. The eastern, one-story wing is pierced by two six-over-six sash windows with narrow surrounds and louvered shutters. The roofline is finished with a boxed cornice.

The east elevation of the main block is a flush gable end. Two six-over-six sash windows with louvered shutters light the eave. Two exterior common bond brick chimneys stand against this gable end. One of these chimneys was destroyed by Hurricane Hazel and then rebuilt. The east elevation of the one-story wing is also a flush gable end. It is pierced by a four-over-four sash window with louvered shutters on the first floor. A four-light window with louvered shutters lights the eave. A shed roof addition dating to the 1930s extends to the south of this wing. It is pierced by two six-light windows with louvered shutters.

The south elevation of the one-story east wing is obscured by a shed roof addition that extends across the full width of the wing. It is pierced by five six-light windows, a four-light-over-three-panel door and a four-light window. The first floor of the main block is pierced by two six-over-six sash windows with narrow surrounds and a small two-over-two sash window. The second floor is pierced by three six-over-six

SM-173, Hopewell and Aim
St. Mary's County
7.1 Description

sash windows with narrow surrounds. The cornice is boxed. The one-story, flat roof addition to the west is blind.

The west elevation of the main block is covered by the modern one-story addition. The addition is pierced by a modern door and three two-over-two sash windows with louvered shutters. The second floor of the house and the eave are both pierced by one six-over-six sash window with narrow surrounds.

The interior of much of the house has been sheathed with modern materials. The hall retains its original open-string stair with rectangular balusters and turned newel post. The stair rises from south to north and is paneled. A four-panel door hung on a butt hinge opens to a closet beneath the stair. A bathroom has been built into the house at the far end of the hall behind a two-panel door. One of the two original mantels survives in the south parlor. The mantel consists of plain pilasters which flank the firebox and are surmounted by a plain frieze. A two-panel door opens from the south parlor to the one-story, gable roof wing. The second floor of the house consists of two bedrooms behind four-panel doors with metal box locks. A small open string stair provides access to the attic. The stair is finished with scroll-sawn brackets and has a rounded newel post. A small closet with a beaded surround opens underneath the stair. The attic space consists of a central hall and two bedrooms. A four-panel door opens to one bedroom while a three-over-two panel door opens to the second bedroom. The rafters that are visible here appear to be connected with mortise and tenon joints secured with nails.

The one-story east wing consists of one room with a hand pump and sink located against the north wall and a simple mantel shelf against the west wall. A dairy has been incorporated into the northeast corner of the wing. The brick floor and remnants of the dairy trough remain visible. A vertical panel door with horizontal battens is hung on square butt hinges and is located in the northeast corner of the room. This door provides access to the stair to the upper half story. The loft space reveals reciprocal sawn rafters attached with mortise and tenon joints that have been secured with mature machine cut nails. The rafter feet rest on the floor.

The one original outbuilding on the property is a frame cornhouse located northeast of the house. It is sheathed with weatherboard siding and is roofed with corrugated metal over wood shingles. The cornhouse is now used for storage.

SM-173, Hopewell and Aim
St. Mary's County
8.1 Significance

Chain of Title

TO: William Edward Sanner, Jr.
FROM: Leona P. Sanner, a.k.a. Mildred L. Sanner, widow.
RECORD: St. Mary's County Land Record, Liber MRB 54, folio 84.
DATE: September 5, 1979.
NOTES: Transfer of 5% undivided interest in a tract being all the remainder of "Hopewell."

TO: William E. Sanner and Mildred L. Sanner
FROM: Mary R. Fowler
RECORD: St. Mary's County Land Record, Liber CBG 58, folio 294.
DATE: August 8, 1955.
NOTES: Transfer of 184 1/4 acres of "Hopewell."

TO: Mary R. Fowler
FROM: William E. Sanner and Mildred L. Sanner
RECORD: St. Mary's County Land Records, Liber CBG 58, folio 292.
DATE: August 8, 1955.
NOTES:

TO: William E. Sanner
FROM: Sarah C. Sanner, widow.
RECORD: St. Mary's County Land Records, Liber CBG 13, folio 125.
DATE: September 10, 1941.
NOTES: Transfer of 184 1/2 acres of "Hopewell."

TO: George E. Sanner and Sarah C. Sanner
FROM: Thomas Quirk Meredith and Dorothy D. Meredith
RECORD: St. Mary's County Land Record, Liber JMM 6, folio 319.
DATE: March 26, 1929.
NOTES: Transfer of "Hopewell and Aim" being 187 1/2 acres.

TO: Thomas Quirk Meredith
FROM: J. Allan Coad and Clara C. Coad
RECORD: St. Mary's County Land Record, Liber JMM 1, folio 495.
DATE: July 31, 1923.
NOTES: Transfer of "Hopewell and Aim" being 197 1/2 acres.

TO: J. Allan Coad
FROM: Ruth R. Purcell, widow.
RECORD: St. Mary's County Land Record, Liber JMM 1, folio 221.

SM-173, Hopewell and Aim
St. Mary's County
8.2 Significance

DATE: September 28, 1922.

NOTES: Transfer of property with the stipulation that the grantee will assume responsibility for two judgements against the property totaling \$4600.

TO: George W. Purcell and Ruth R. Purcell

FROM: Mollie D. Crane of Baltimore City.

RECORD: St. Mary's County Land Record, Liber EBA 18, folio 349.

DATE: September 25, 1919.

NOTES: Transfer of property for \$2000 plus agreement to pay \$3000 judgement against property.

TO: Mollie D. Crane

FROM: Robert C. Combs, Trustee

RECORD: St. Mary's County Land Record, Liber EBA 10, folio 75.

DATE: February 2, 1912.

NOTES: Sale of property as result of judgement in case Robert C. Combs, mortgagee vs. Janie R. Miles et al, heirs of Samuel B. Hammett (see Mortgage JFF 6/491; Decree Record EBA 4/419). Samuel B. Hammett died in 1910. His first wife, Rebecca Ann, died around 1890. Samuel remarried to Lucie E. Dyer. His heirs include his widow, Janie R. Miles, Luther F. Miles, Richard T. Hammett, Annie Hammett, George R. Hammett, Samuel C. Hammett, and Lucy M. Hammett. Combs, acting as Trustee, sold Hammett's property to Crane on June 6, 1911 for \$2700.

TO: Samuel B. Hammett

FROM: McKelvy B. Hammett, Jane L. Hammett, George A. Hammett, Washington B. Hammett

RECORD: St. Mary's County Land Record, Liber JAC 5, folio 126.

DATE: February 8, 1871.

NOTES: Transfer of their parts of the land formerly owned by Samuel B. Hammett, deceased, commonly called and known as "Hopewell and Aim" in the 2nd election district adjoining the lands of William Jones and the heirs of John H. Clocker and Forrest Hall. Price: \$570.

TO: Samuel B. Hammett

FROM: James S. B. Hammett, Ann L. Hammett, William S. B. Hammett, James B. Redman, Angelina Redman.

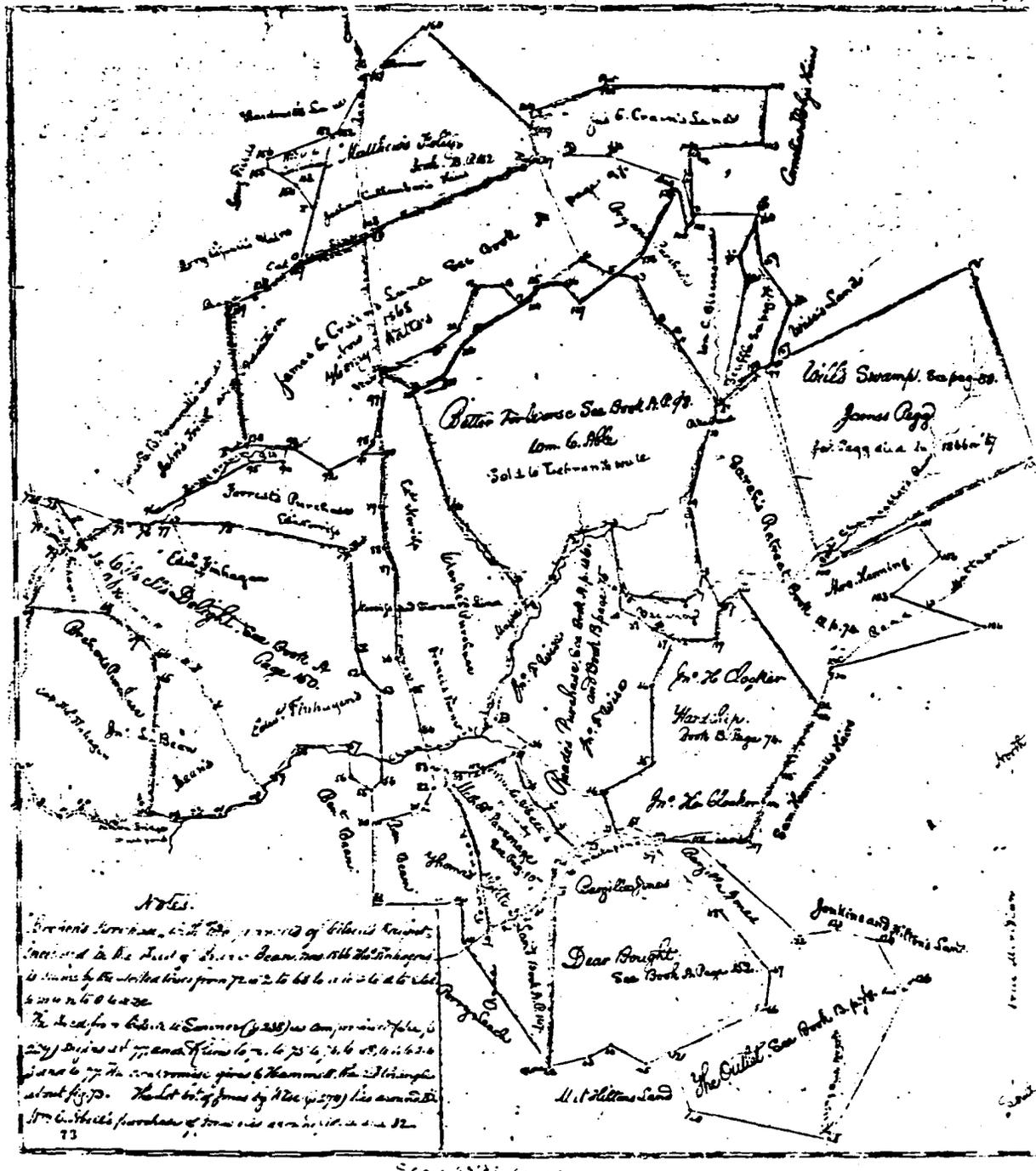
RECORD: St. Mary's County Land Record, Liber JTB 4, folio 29.

DATE: May 26, 1862.

NOTES: Transfer of land being all of the land which Samuel B. Hammett died possessed... "Hopewell and Aim" containing 200 acres. Samuel B. Hammett died intestate in 1854 (Estate No. 344). Price: \$375.

SM-173, Hopewell and Aim
 St. Mary's County
 8.3 Significance

Plat from Benjamin Tippett's Surveyor Log Book B showing the site of "Hopewell and Aim" as the property of Samuel Hammett's heirs.



SM-173
HOPEWELL AND AIM (HAMMETT HOUSE)
Lexington Park
Private

Circa 1830

With a floor plan consisting of an end hall and flanking double parlor, this two-story frame house is three bays in length at the principal facade, and has two exterior chimneys at one end. There is also a later one-story frame wing. It is the earliest house still standing close to the town of Lexington Park and is situated within an area of commercial development.

In a court record of 1827 this property is referred to as the "land whereon the said Samuel Hammett now dwelleth same being part of tract called 'Hopewell and Aim Att.'" Hammett died in 1883, and among his heirs were his son, Richard T. Hammett, and Richard's wife, parents of the well-known detective story writer, Samuel Dashiell Hammett.

1901735304

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME

COMMON: Sanner House, Hopewell, Airm

AND/OR HISTORIC: Hopewell and Airm (Hammett House)

2. LOCATION

STREET AND NUMBER: Sanner Lane

CITY OR TOWN: Lexington Park

STATE: Maryland COUNTY: St. Mary's

3. CLASSIFICATION

Table with 4 columns: CATEGORY (Check One), OWNERSHIP, STATUS, ACCESSIBLE TO THE PUBLIC. Includes checkboxes for District, Building, Site, Structure, Object, Public, Private, Both, Occupied, Unoccupied, Preservation work in progress, Restricted, Unrestricted, No.

PRESENT USE (Check One or More as Appropriate) table with columns for Agricultural, Commercial, Educational, Entertainment, Government, Industrial, Military, Museum, Park, Private Residence, Religious, Scientific, Transportation, Other (Specify), and Comments.

4. OWNER OF PROPERTY

OWNER'S NAME: William E. Sanner

STREET AND NUMBER:

CITY OR TOWN: STATE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: St. Mary's County Courthouse

STREET AND NUMBER: Washington Street and Courthouse Drive

CITY OR TOWN: Leonardtown STATE: Maryland

Title Reference of Current Deed (Book & Pg. #):

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: [] Federal [] State [] County [] Local DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Sanner House is a two-story frame house, three bays long, with a ^{lower} ~~smaller~~ wing. There are two chimneys on one gable.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

(Faint, illegible text)

10. GEOGRAPHICAL DATA

SOLOMON ISLAND QUAD

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

(Large empty space for justification)

11. FORM PREPARED BY

NAME AND TITLE: Bourne

ORGANIZATION: _____ DATE: 8-70

STREET AND NUMBER: _____

CITY OR TOWN: _____ STATE: _____

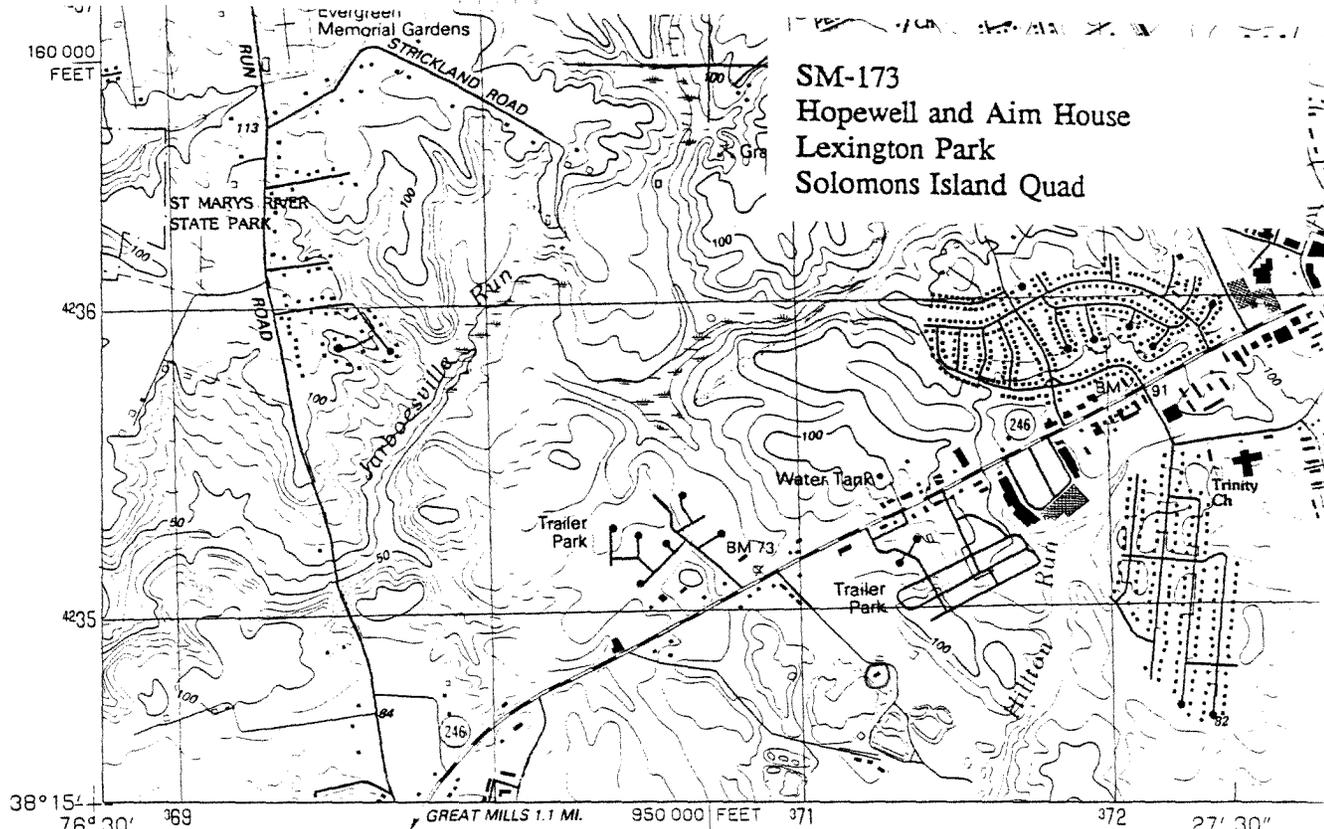
12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

SEE INSTRUCTIONS



SM-173
Hopewell and Aim House
Lexington Park
Solomons Island Quad

(PINEY POINT)
5680 1/1 NE

Produced by the United States Geological Survey

Control by USGS, NOS/NOAA, and DMA

Topography by photogrammetric methods from aerial photographs taken 1981. Field checked 1982. Map edited 1987
Supersedes Army Map Service map dated 1944

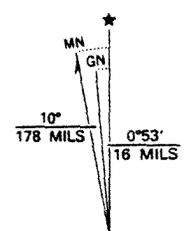
Projection and 10,000-foot grid ticks: Maryland coordinate system (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 18
1927 North American Datum

To place on the predicted North American Datum 1983, move the projection lines 9 meters south and 28 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

map edited 1973



UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

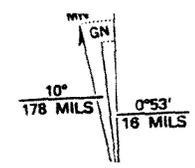
FOR S

INFORMATION

Survey Number	Survey Date	Survey Scale	Survey Line Spacing (Naut. Miles)
H-8551	1960	1:10,000	.03-.06
H-8552	1960	1:10,000	.02-.07
H-8610	1960-61	1:10,000	.02-.07
H-8611	1961	1:10,000	.01-.05
H-8612	1961	1:10,000	.02-.05
H-8613	1961	1:10,000	.01-.05
H-8614	1961	1:10,000	.02-.06
H-8550	1960	1:10,000	.01-.08
H-8552	1960	1:10,000	.02-.07
H-8553	1960	1:20,000	.03-.20
H-8610	1960-61	1:10,000	.02-.07

BA
FOR SALE BY U.S.
AND VIRGINIA
A FOLDED
AND VIRGINIA
A FOLDED

28 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



SOLOMONS ISLAND, MD.

38076-C4-TF-024

1987

polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system

169 MILS

DMA 5760 IV SW-SERIES V833



SM-173

Hopewell and Ann House

St. Mary's Landing, MD

Hughes

January 1995

MD SHPO

1/4

NE Elevation



SM-173

Hopewell and Airm House

St. Mary's County, MD

E. Hughes

January 1975

MD SHPo

7+

SW Elevation



SM-173

Hopewell and Ann House

St. Mary's County, MD

E. Hughes

January 1995

MD SHPO

3/4

Interior Stair



SM-173

Hopewell and Aim House

St. Mary's County, MD

E. Hughes

January 1995

MD SHPS

4/4

Corn house