

Capsule Summary  
SM-420  
Gardiner-Yowaiski Mill  
Chaptico vicinity  
Private

Circa 1932-34

The Gardiner-Yowaiski Mill is significant as one of three mill sites documented in St. Mary's County. This structure was recently sheathed with artificial siding and fitted with replacement windows. The substantial size and unusual form of the mill stands out in the landscape.

The nearby village of Chaptico has been served by three mills. The first of these was a water mill located close to the town. The second mill was begun by Aubrey Gardiner and powered by a steam engine located on a lot across Mill Road from the site of the current mill building. Following Aubrey Gardiner's death, a deisel powered mill was constructed on the east side of Mill Road. The basement level of this mill structure was occupied by a corn sheller and a grist mill. The three upper stories were occupied by the flour milling equipment.

The mill operated until 1962. Following closure of the mill, the building remained vacant for twenty years. It is currently occupied as a residence.

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Modern Period, 1930-present.

Historic Period Theme: Architecture  
Economic

Resource Type

Category: Building

Historic Environment: Rural

Historic Function and Use: Mill

Known Design Source: None

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. SM-420  
Magi No.  
DOE  yes  no

## 1. Name (indicate preferred name)

historic Gardiner- Yowaiski Mill

and/or common Chaptico Mill

## 2. Location

street & number 2055 Mill Road  not for publication

city, town Chaptico  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 type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input 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 Roy Lung

street & number 2055 Mill Road telephone no.: 301-884-4766

city, town Chaptico state and zip code Md

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk of Court liber MRB 183

street & number St. Mary's County Courthouse folio 274

city, town Leonardtown state

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

Survey No.

Sm-420

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.  
Contributing Resource Count: 1

The Gardiner-Yowaiski Mill is located on the east side of Mill Road near Chaptico. The structure is surrounded by cultivated fields. On its north side stand three granaries. The mill faces west with the principal gable oriented on a north/south axis.

Constructed in 1934, the exterior of the three-story structure was originally sheathed with galvanized tin. It is now sheathed with vinyl siding. The shallow pitched roof is covered with metal, and has a medium overhang. The foundation is concrete.

The west (main) elevation is pierced by a central double-door entrance with a frame lintel at the basement level. These doors are flanked on the south side by two one-over-one sash windows. To the north of the doors are two window openings covered with particle board. The first, second, and third floors of the building are lit by five one-over-one sash windows with louvered shutters.

The north elevation is pierced at the foundation level by three window openings covered with particle board. The three floors above the basement level are lit by three one-over-one sash windows with louvered shutters. The eave is lit by one one-over-one sash window with louvered shutters. Between the middle and western most windows stands a metal bin supported by two wood poles. This bin, which once held the debris left over from shelling corn, has an exterior shute operated by pulleys.

The east elevation is pierced on the first floor by a pair of glazed double doors and two one-over-one sash windows with louvered shutters. A one-and-a-half story gable roof wing projects to the west of the mill building. Formerly the engine room, this wing is lit on the north side by two one-over-one sash windows with louvered shutters. The east elevation is pierced by a modern door and one one-over-one sash window in the eave. The south elevation elevation is pierced by one one-over-one sash window and a gable roofed dormer and a metal smokestack project from the roof. The dormer is lit by an octagonal window. The second and third floors of the mill are lit by five one-over-one sash windows with louvered shutters.

The south elevation is pierced by two window openings infilled with glass block at the basement level. A door also opens into this basement level. The first floor is pierced by two one-over-one sash windows and a partially glazed door accessible by wooden steps from the ground level. The second and third floors are lit by three one-over-one sash windows. The eave is lit by one one-over-one sash window.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1932–1934 **Builder/Architect** unknown

check: Applicable Criteria:  A  B  C  D  
 and/or  
 Applicable Exception:  A  B  C  D  E  F  G  
 Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Gardiner-Yowaiski Mill is significant as one of three mill sites documented in St. Mary's County. Constructed in 1932, this structure was recently sheathed with artificial siding and fitted with replacement windows. The substantial size and unusual form of the mill stands out in the landscape.

The nearby village of Chaptico has been served by three mills. The first of these was a water mill located close to the town. Deed references from the 19th century refer to Mill Run in boundary descriptions and one long time resident, G. Bradford Reeves, remembers hearing that a sluice way once ran across the Chaptico Hurry Road from the mill. The second mill was powered by a steam engine and located on a lot across Mill Road from the site of the current mill building. This mill was begun by Aubrey Gardiner in the late 1800s. Known first as the Gardiner Mill and later as the Gardiner-Yowaiski Mill, this structure was disassembled in the 1930s.

In 1932, following Aubrey Gardiner's death, a deisel powered mill was constructed on the east side of Mill Road. Following Mrs. Gardiner's death in 1944, it became the propety of the Yowaiski family and was known simply as Chaptico Mills. The basement level of this mill structure was occupied by a corn sheller and a grist mill. The three upper stories were occupied by the flour milling equipment. An elevator in the mill, now removed, allowed Mr. Yowaiski to pull himself to the third floor by hand. According to the current owner, one could set his clock to the engine which was started up and shut down at regular intervals. The start of the engine could be heard from a few miles in every direction.

The mill operated until 1962. Following closure of the mill, the building remained vacant for twenty years. Currently occupied as a residence, the owner would like to adapt the interior for office space or as a bed and breakfast.



SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
7.1 Description

The interior structure of the mill is comprised of oak beams. These beams begin as ten by ten timbers at the basement level and gradually reduce by one inch in size at each floor level until they are seven by seven beams at the attic level. Originally, a corn sheller and grist mill occupied the basement level of the structure. An office was located on the first floor, and the remaining floors were occupied by flour milling equipment and grain bins.

Three gable roof granaries stand on the property north of the mill building. Four originally stood here. All three of these structures face south with their roof on a north/south axis. All are supported by cinderblock piers. One of the granaries is sheathed with vertical weatherboard siding and capped with an asphalt shingle roof. The interior of this building, located closest to the road, has been adapted for use as living quarters. A second granary is completely sheathed with metal. A third granary is sheathed with vertical boards on the north and south sides and with widely spaced slats and chicken wire on the east and west sides.

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
8.1 Significance

Chain of Title

TO: Roy L. Lung

FROM: Robert L. and Barbara W. Middleton, Francis W. and Katherine E. Lowman.

RECORD: St. Mary's County Land Record, Liber MRB 183, folio 274.

DATE: June 8, 1984.

NOTES: Transfer of 2.21 acres, being a portion of a larger tract conveyed to Middleton as 1/2 undivided interest from Wallace C. Yowaiski et al in DBK 151/99 and being part of MRB 45/70.

TO: Francis W. and Katherine E. Lowman

FROM: Malcolm B. Smith, Trustee

RECORD: St. Mary's County Land Record, Liber MRB 45, folio 72.

DATE: September 19, 1978.

NOTES: Transfer of an undivided half interest in DBK 151/99.

TO: Malcolm B. Smith, Trustee

FROM: Francis W. and Katherine E. Lowman

RECORD: St. Mary's County Land Record, Liber MRB 45, folio 70.

DATE: September 19, 1978.

NOTES: Transfer of undivided half interest in DBK 151/99.

TO: Robert L. and Barbara W. Middleton, and Francis W. and Katherine E. Lowman

FROM: Wallace C. Yowaiski, Jane F. Yowaiski, Florence M. Yowaiski, widow.

RECORD: St. Mary's County Land Record, Liber DBK 151, folio 99.

DATE: June 5, 1969.

NOTES: Transfer of undivided half interest in three tracts including the one acre tract "Harrow's Hill." The property transferred in this deed is the same as that in CBG 73/71 except for that in MRF 132/389. The conveyance includes all crops grown on the property together with all the machinery located in the buildings housing the grain mill together with the grain mill itself.

TO: Francis B. Yowaiski and Wallace C. Yowaiski

FROM: Francis S. Yowaiski and Florence M. Yowaiski

RECORD: St. Mary's County Land Record, Liber CBG 73, folio 71.

DATE: January 17, 1958.

NOTES: Transfer of three tracts, 1.) 20 acres the same as EBA 6/495 2.) a 52 1/5 acre portion of "Harrow Hills" the same as CBG 13/288. 3.) a one acre part of "Harrow Hill" being CBG 16/470. Transfer of property together with all mill buildings, equipment, stock, fixtures, trucks, machinery, and tools used in the conduct and operation of the mill and milling business known as Yowaiski's Mill.

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
8.2 Significance

TO: Frank S. and Florence M. Yowaiski

FROM: Mary Josephine Conlon, Margaret Stevenson, and Katherine Conlon, all unmarried, devisees and legatees named in the will of Alice M. Gardiner, deceased.

RECORD: St. Mary's County Land Record, Liber CBG 16, folio 470.

DATE: November 30, 1944.

NOTES: Transfer of three tracts, 1.) part of "Harrow Hill" being JMM 8/524. 2.) All interest in all mill machinery, stock, fixtures, all interest in milling business of late Alice M. Gardiner and corn house, mill garage, etc. (as per will) 3.) right to full use of land on which granaries are located and privilege to leave and use the buildings on land for five years, after which the buildings must be moved.

TO: Frank S. Yowaiski

FROM: Alice M. Gardiner

RECORD: St. Mary's County Testamentary Record, Liber JWG 1, folio 146.

DATE: January 12, 1944.

NOTES: Transfer of mill building, machinery, two wheat granaries, a corn house, and the mill garage. The remainder of the estate goes to Mary J. Conlon, Margaret Stevenson, and Katherine Conlon to share and share alike.

TO: Florence M. Yowaiski

FROM: Alice M. Gardiner, widow and surviving joint tenant of Aubrey S. Gardiner

RECORD: St. Mary's County Land Record, Liber JMM 6, folio 119.

DATE: May 5, 1928.

NOTES: Transfer of 1.) Harrow Hills, binding on the west side of the public road leading from northwest run bridge near Chaptico to Charlotte Hall and adjoining the lands formerly of the late Mary Shemwell, Joseph Harrison et al, 150 acres. Being the same land on which I now reside and on which is erected the Dwelling house, steam, saw, and grist mill, and numerous other buildings.

TO: Alice M. Gardiner and Mary Josephine Conlon

FROM: Florence M. Yowaiski and Francis S. Yowaiski

RECORD: St. Mary's County Land Record, Liber JMM 6, folio 119.

DATE: May 5, 1928.

NOTES: Transfer of part of Harrow Hills, being 150 acres on which stands the dwelling house, steam, saw, and grist mill.

TO: Aubrey S. and Alice M. Gardiner

FROM: Mary J. McKewon of Baltimore City

RECORD: St. Mary's County Land Record, Liber EBA 7, folio 214.

DATE: June 19, 1908.

NOTES: Transfer of part of Harrow Hills, on which is dwelling house etc. Same conveyed to A. S. Gardiner by various deeds from all the heirs of Alfred W. Gardiner.

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
8.3 Significance

TO: Mary J. McKewon of Baltimore City  
FROM: Aubrey S. and Alice M. Gardiner  
RECORD: St. Mary's County Land Record, Liber EBA 7, folio 214.  
DATE: June 19, 1908.  
NOTES: Transfer of part of Harrow Hills described above.

TO: Aubrey S. Gardiner  
FROM: William H. Gardiner, Rose Gwynnette Gardiner  
RECORD: St. Mary's County Land Record, Liber JJG 1, folio 407.  
DATE: December 8, 1893.  
NOTES: Transfer of interest in 150 part of Harrow Hills.

TO: Aubrey S. Gardiner  
FROM: J. Gwynn Gardiner and Lillian C. Gardiner of the Dakota Territory  
RECORD: St. Mary's County Land Record, Liber JFF 11, folio 331.  
DATE: March 26, 1889.  
NOTES: Transfer of interest in 150 acre part of Harrow Hills.

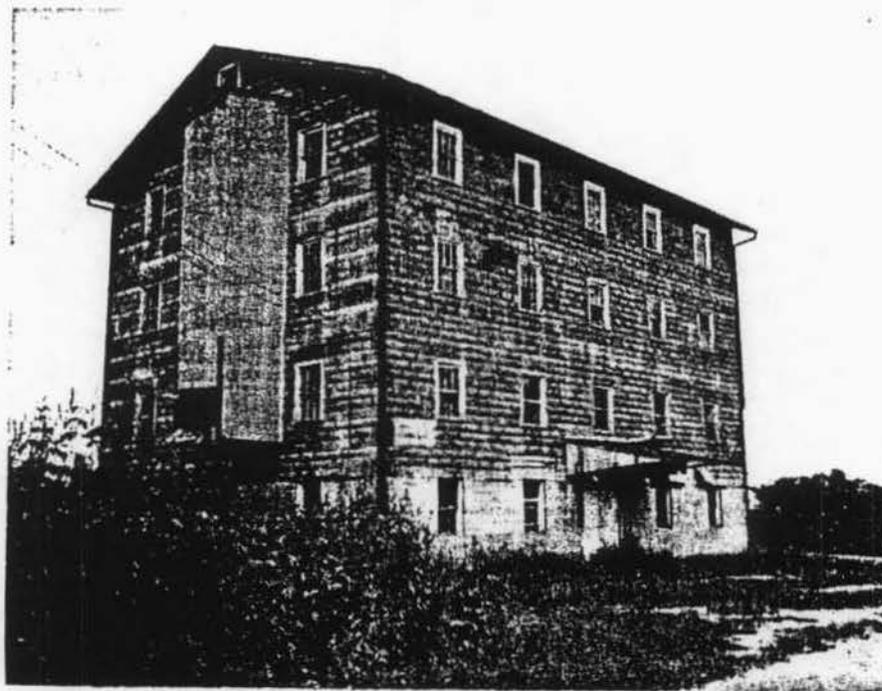
TO: Aubrey S. Gardiner  
FROM: Mary Estelle Boarman, and Anna E. Gardiner  
RECORD: St. Mary's County Land Record, Liber JFF 11, folio 48.  
DATE: Transfer of interest in 150 acre part of Harrow Hills.

TO: Aubrey S. Gardiner  
FROM: Alfred S. Gardiner  
RECORD: St. Mary's County Land Records, Liber JFF 2, folio 342.  
DATE: April 3, 1877.  
NOTES: Transfer of 700 acre tract of Harrow Hills, the same land on which I now reside. Price: \$ 1500

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
8.4 Significance

Photo of mill prior to window and siding replacement.

Source: Charles E. Fenwick, "Mill Memories in St. Mary's County, MD," Chronicles 18.11 (1970): 2.



Gardiner-Yowaiski Mill  
Chaptico, Maryland

SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
8.5 Significance

Photo of Chaptico Mills flour sack.

Source: Charles E. Fenwick, "Mill Memories in St. Mary's County, MD," Chronicles 18.11 (1970): 2.



SM-420, Gardiner-Yowaiski Mill  
 St. Mary's County  
 8.6 Significance

Advertisement for Gardiner Mill in St. Mary's Beacon of January 4, 1894.

and Mrs FRANCES  
 Mary's county.  
 the residence of Mr  
 St. George's Island,  
 ER and Miss CORA  
 is county.  
 WILLIAM P. MID  
 EMMA E. ANTHO

JAMES E. POTTER  
 KYRE  
 at Cedar Point, M. E.  
 STEVENS and Miss

ed.  
 ec., 1893, at the resi-  
 s on the Patuxent.  
 son of R. H. J. and  
 7th year of his age.  
 en to come unto Me.  
 ot, for of such is the  
 er, on Jan 1, 1894, of  
 H. GREENWELL,  
 e rest in peace!

sements.  
 ACK AGHES  
 really good for nothing  
 ability. Try  
 O.V. BITTNER.  
 a good appetite. Sold  
 in medicine.

VER,  
 manufacturer of bed  
 in and rug carpets.  
 and near California,  
 Jan 4, '94-1f.

TER GOODS

own, and village. We want none and  
 gentlemen, who can give satisfactory re-  
 ferences, and we will pay well, for their  
 services. Address.

SUBSCRIPTION DEP'T,  
 511 Washington Street, Boston,  
 Nov 23, '93-1f

**FLOUR CORN and SAW MILL.**

**AUREY S. GARDINER'S** Mill is  
 now in successful operation, and is produc-  
 ing goods in its line that will give satisfac-  
 tion to its customers. Flour made by the  
 ROLLER PATENT PROCESS is of a superior  
 quality and is kept always on hand for  
 exchange, and for sale at the lowest possible  
 price. FINE CORN MEAL always on hand  
 regular grinding days

**Tuesdays and Saturdays.**

The mill will be run on as many other  
 days as will be found necessary to keep in  
 stock

FLOUR, MEAL, BRAN, FEED &c  
 Sawing done on shaves or for \$5.00 per  
 M.  
 Aug 31, '93- y\*

**TOWER'S**  
  
**FISH BRAND**  
**Oil Clothing**

is warranted the Best in the World!

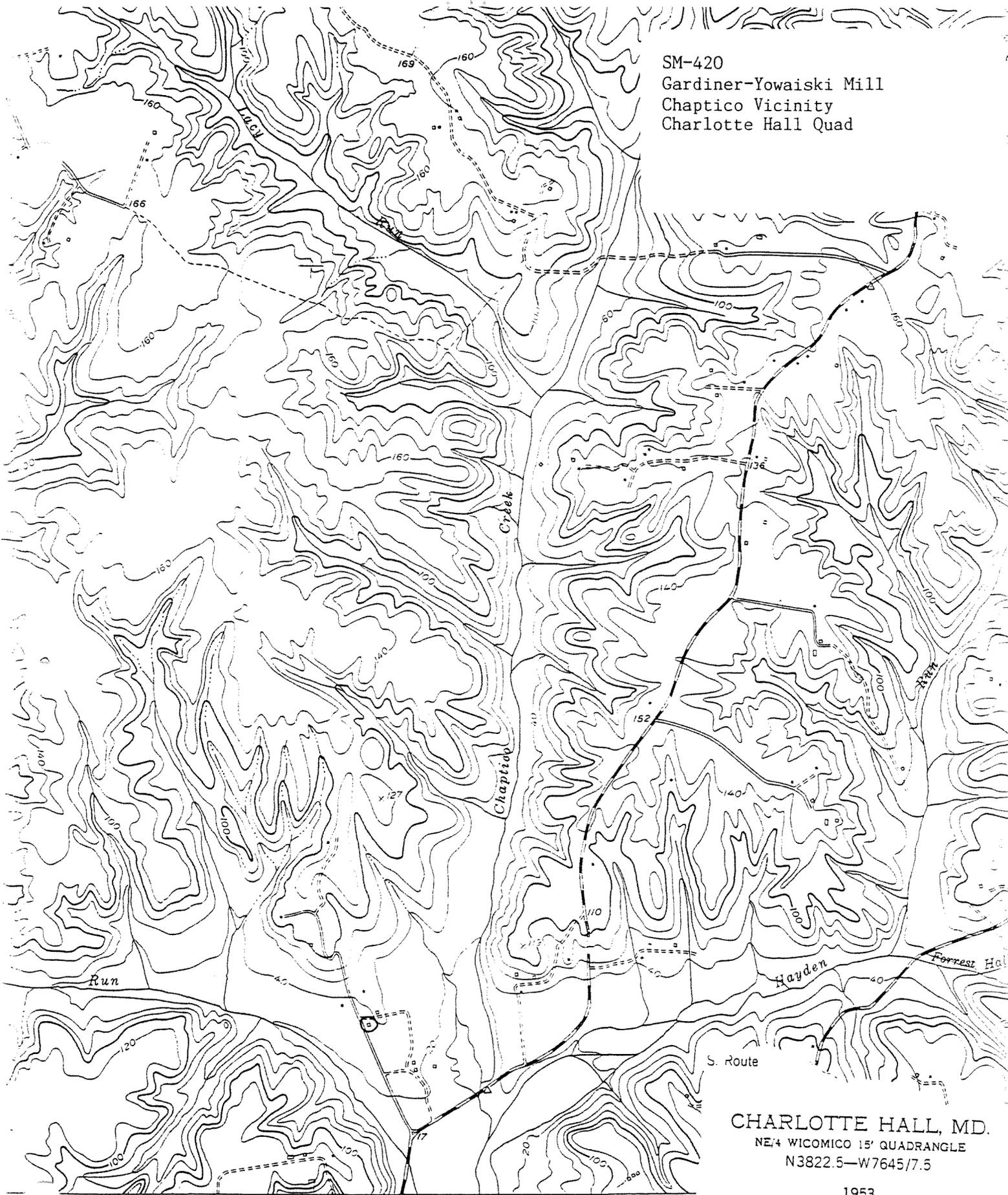
SM-420, Gardiner-Yowaiski Mill  
St. Mary's County  
10.1 Geographical Data

Verbal boundary description and justification.

Source: St. Mary's County Land Records, Liber MRB 183, folio 274.

Beginning for the same at an iron pipe set in the Easterly right of way line of Yowaiski Mill Road, a 40 foot County right of way. Said beginning point being further located as bearing in a Northwesterly direction along said right of way line 2,100 feet, more or less, from the intersection of Chaptico - Mechanicsville Road. Said beginning point being even further described as bearing South 17 deg. 53 min. 02 sec. West 45.68 feet from the most Southerly corner of the existing 4 story old mill on said property. Said beginning point being even further located as being the most Southerly corner of the herein described. Thence leaving the beginning point so fixed and running and binding along said right of way. the following two (2) courses and distances, first with a portion of the arc of a curve to the left described as having a delta angle of 09 deg. 11 min. 36 sec., a radius of 720.90 feet, an arc length of 115.66 feet and a long chord bearing and distance of (1) North 22 deg. 41min. 50 sec. West 115.53 feet to a point marking the P.T. of said curve; thence (2) North 27 deg. 17 min. 38 sec. West 115.95 feet to an iron pipe set; thence leaving the afore-said right of way line and running with a new line of division through the lands of the Grantor herein, the following three (3) courses and distances, (3) North 76 deg. 00 min. 46 sec. East 430.42 feet to an iron pipe set; thence (4) South 24 deg. 59 min. 55 sec. East 227.30 feet to an iron pipe set; thence (5) South 75 deg. 29 min. 20 sec. West 429.67 feet to the point and place of beginning, containing a total of 2.21 acres of land, more or less, as surveyed by McCrone Engineers, January 11, 1984.

SM-420  
Gardiner-Yowaiski Mill  
Chaptico Vicinity  
Charlotte Hall Quad

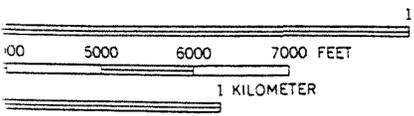


CHARLOTTE HALL, MD.  
NE 4 WICOMICO 15' QUADRANGLE  
N3822.5-W7645/7.5

1953

AMS 5660 IV NE-SERIES V833

13 MI. 343 47'30" 0.2 MI TO MD 234 345



Heavy-duty AMS 5660 IV NE-SERIES V833

Medium-duty

U. S. Route

State Route



SM-420, Gardiner - Yowaiski Mill

St. Mary's County, MD

Elizabeth Hughes

March 1994

MD SHPD

NW Elevation

1/3



SM-420, Gardiner - Yowaiski Mill

St. Mary's County, MD

Elizabeth Hughes

March 1994

MD SHPO

SE Elevation

2/3



SM-420, Gardiner - Yowaiski Mill

St. Mary's County, MD

Elizabeth Hughes

March 1994

MD SHPO

Outbuildings, SW Elevation

2/3