

Capsule Summary
SM-526
Montpelier Farm
Clement Vicinity
Private

Circa 1920s

Montpelier Farm, also known as Part of Bailey's Fortune, represents a significant late-nineteenth and early-twentieth century farm complex. The frame, two-story, T-shaped plan dwelling was constructed by the family in the 1920s on a bluff overlooking St. Clements Bay just north of the site of a previous one-and-a-half story dwelling (no longer evident). The private drive to the house is lined with several tobacco barns, corncribs, storage sheds, and work-buildings. The property also contains a potential slave quarter. Located north of the house on the private drive, this double-pen dwelling with a central chimney flue, resembles a building form often identified as mid-nineteenth century slave dwellings. The current owners refer to the dwelling as a "tenant house" and recall renting it to an African-American family. Overall, the farm complex illustrates how dwellings in the early-twentieth century were often replaced or enlarged while farm buildings were retained--creating a historically layered landscape.

SM-526, Montpelier Farm
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture Agriculture

Resource Type

Category:	Building
Historic Environment:	Rural
Historic Function and Use:	Residence, Barn
Known Design Source:	None

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. SM-526

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Montpelier Farm

and/or common Part of Bailey's Fortune

2. Location

street & number East of Bayside Road near Route 234 (Deep Falls Road) not for publication

city, town Clements vicinity of congressional district 3

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 checked="" 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 James S. Farr

street & number Rt 2 Box 103 telephone no.:(301) 475-2763

city, town Leonardtown state and zip code Maryland 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. Saint Mary's County Courthouse liber MRB 36

street & number folio 511

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. SM-526

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: 3

Montpelier Farm, located approximately 0.2 miles south from the intersection of Bayside Road and Route 243 and then .3 miles southwest down a private drive, is a two-story, three-bay, frame dwelling with a single-pile, T-shaped plan and two interior chimney flues. Situated on a bluff overlooking the northern section of Saint Clement's Bay, the house is approached via a road surrounded by woods and agricultural fields. A significant array of barns, storage sheds, and corncribs line the road immediately near the home. A possible slave quarter is located approximately 0.2 miles from the house and 0.1 miles from Bayside Road.

Oriented on a northeast-southwest axis, the main farmhouse was constructed in the 1920s although there were two, one-story, shed roofed rooms on the northwestern elevation added later.

The dwelling is divided into two distinct sections as its T-shaped footprint suggests. The front or northeast section is two-stories and consists of a single-pile, center-passage plan. The rear or southeast section exhibits a roof line perpendicular to the northeast portion, but only consists of two first floor rooms. Two smaller rooms were added on the first floor at a later date.

The primary elevation faces northeast. This facade, as well as all others, is covered with aluminum siding. Its gable roof exhibits a covering of standing seam metal and is pierced by a cross gable accentuated by a single, diamond-shaped pane of glass. On the first floor, a centrally located, glass paned door is flanked on either side by paired two-over-two, double-hung sash windows with non-functional louvered shutters. A screen porch covers all of the bays of the first floor. The porch's undecorated wood posts support an open cornice roof that exhibits exposed rafters. The second floor features three, two-over-two windows symmetrically aligned with the bays below them.

The north elevation is comprised of the two-story, two-bay, rear section and the gable end of the front section. This rear portion was altered in the mid-twentieth century by two shed-roofed additions. The first addition, located at the juncture of the front and rear sections exhibits two six-over-six double-hung sash. The second, smaller addition, located near the northwest corner of the building features a one-over-one double-hung sash window and a modern door. The second floor displays two, two-over-two, double-hung sash windows. Corrugated metal covers this section's gable roof.

The southwest or gable end elevation of the rear ell contains one, one-over-one window on the first floor but otherwise remains undecorated. The side gable of the front section is devoid of windows on both sides of the rear ell.

The south elevation of the rear ell exhibits a four-bay facade with a porch supported by spindle posts decorated with scroll-sawn brackets. The door, the second bay from the southeast corner, is flanked by two-over-two double-hung sash windows. The second floor also contains four-bays with similar sash. This elevation also contains the gable end of the front section. The gable end exhibits a set of paired, two-over-two, double-hung sash windows.

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input 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 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 Unknown **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.

Montpelier represents a significant late-nineteenth and early-twentieth century farm complex. The relationship of the house to the outbuildings and possible slave quarter, communicates the gradual changes to the agricultural landscape in Southern Maryland during the period. The two-story, T-shaped plan dwelling was constructed on a bluff overlooking St. Clement Bay in the 1920s--just north of the site of a previous one-and-a-half story dwelling (no longer evident).

The private drive to the house is lined with an array of tobacco barns, corncribs, storage sheds, and workbuildings. These buildings provide ready testimony to the two main crops grown in St. Mary's County in the early twentieth century. The property also contains a potential slave quarter. Located 0.2 miles north of the house on the private drive, this double-pen dwelling with a central chimney flue, represents a building form similar to mid-nineteenth century slave dwellings. The current owners refer to the dwelling as a "tenant house" and recall renting it to an African-American family.

The main farmhouse was constructed in the 1920s by Benjamin M. and Amy G. Farr, the parents of James S. Farr, present owner of the farm. The previous one-and-a-half story house was deemed unsuitable and subsequently demolished. The Farr family originally purchased the property (named "Part of Bailey's Fortune" or "Montpelier") in 1930 from J. H. T. Brisco, trustee for the estate of Sarah F. Abell, adopted daughter of John L. and Annie Greenwell. The Greenwell's, meanwhile had purchased the property in 1881 from George H. Combs. Combs had acquired the property at a mortgage sale as ordered in an equity case involving Alexander Combs and William H. Stone. Stone apparently owed significant amounts of money and was ordered to sell the property to settle his debts. Due to a broken chain-of-title, the property could not be traced any further. But while the documentary record is broken, the buildings that remain on Montpelier Farm display how farmers' tastes in dwellings changed in the early-twentieth century, but the agricultural landscape (i.e. the arrangement of the barns close to the house) remained conservatively organized.

9. Major Bibliographical References

Survey No. SM-526

10. Geographical Data

Acreeage of nominated property 138.5 acres

Quadrangle name Leonardtwn, MD

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Same as per deed reference.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization Saint Mary's County Planning and Zoning date October 1996

street & number 328 Washington Street telephone (301) 475-4662

city or town Leonardtwn 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
 Shaw House
 21 State Circle
 Annapolis, Maryland 21401
 (301) 269-2438

MARYLAND HISTORICAL TRUST
 DHCP/DHCD
 100 COMMUNITY PLACE
 CROWNSVILLE, MD 21032-2023
 410-7700

SM-526, Montpelier Farm
St. Mary's County
7.1 Description

(cont.)

The dwelling's interior room arrangement has remained largely intact, but is devoid of decorative trim. A notable exception is the stair in the center passage of the front section. It features an open string stair with a turned newel and square banisters. A significant alteration occurred with the removal of a wall and chimney flue separating the center passage and the south parlor. The home, therefore, was changed from a center passage to a hall-parlor plan. While the center passage permitted entry to all rooms in the front section it also still contains a doorway to the two rooms of the rear ell as well. The original function of these rooms remains unclear. The building does not have a basement or an attic.

Immediately to the northeast of the main dwelling stands a line five agricultural buildings. Now used largely for storage, these buildings served various uses including as tobacco barns, corncribs, and equipment sheds. The tobacco barn located furthest from the house is of particular interest. This structure consists of a center and a side aisle. Supported by hole-set posts of barked trees and reused hewn beams, the common rafter roof features ties that are face-lapped, dovetailed, and then nailed with cut nails into the barked rafters. The rafters are merely butted at the peak. Given this architectural evidence, the barn appears to date from the third or fourth quarter of the nineteenth century--before the construction of the main house. The other buildings display similar methods of construction and appear to have been constructed before the main house as well.

The quarter is also a contributing resource. Located at a distance from the main house, this one story, frame dwelling contains two rooms and a central chimney flue. The four bay north and south facades exhibit identical placement of doors and windows. Two pannelled doors comprise the middle two bays, while a six-over-six double-hung sash window flanks each door. The interior has not been examined.

SM-526, Montpelier Farm
St. Mary's County
7.2 Description
Addendum

The tenant house, previously identified as a possible slave quarter, is actually a one-and-a-half story, braced frame, single pile, two room dwelling with a gable roof. Constructed in the early-twentieth century, the building is situated on a foundation of cedar posts and displays a braced frame that consists of circular sawn timbers fastened together using wire nails. The frame is sheathed with clapboard attached to studs with wire nails. The roof, covered with corrugated metal, is pierced by a single brick chimney flue.

The primary or north elevation consists of three bays--two, six-over-six, double-hung sash windows and a five panel wood door. All three of these bays are sheltered by a collapsed porch covered with asphalt shingles.

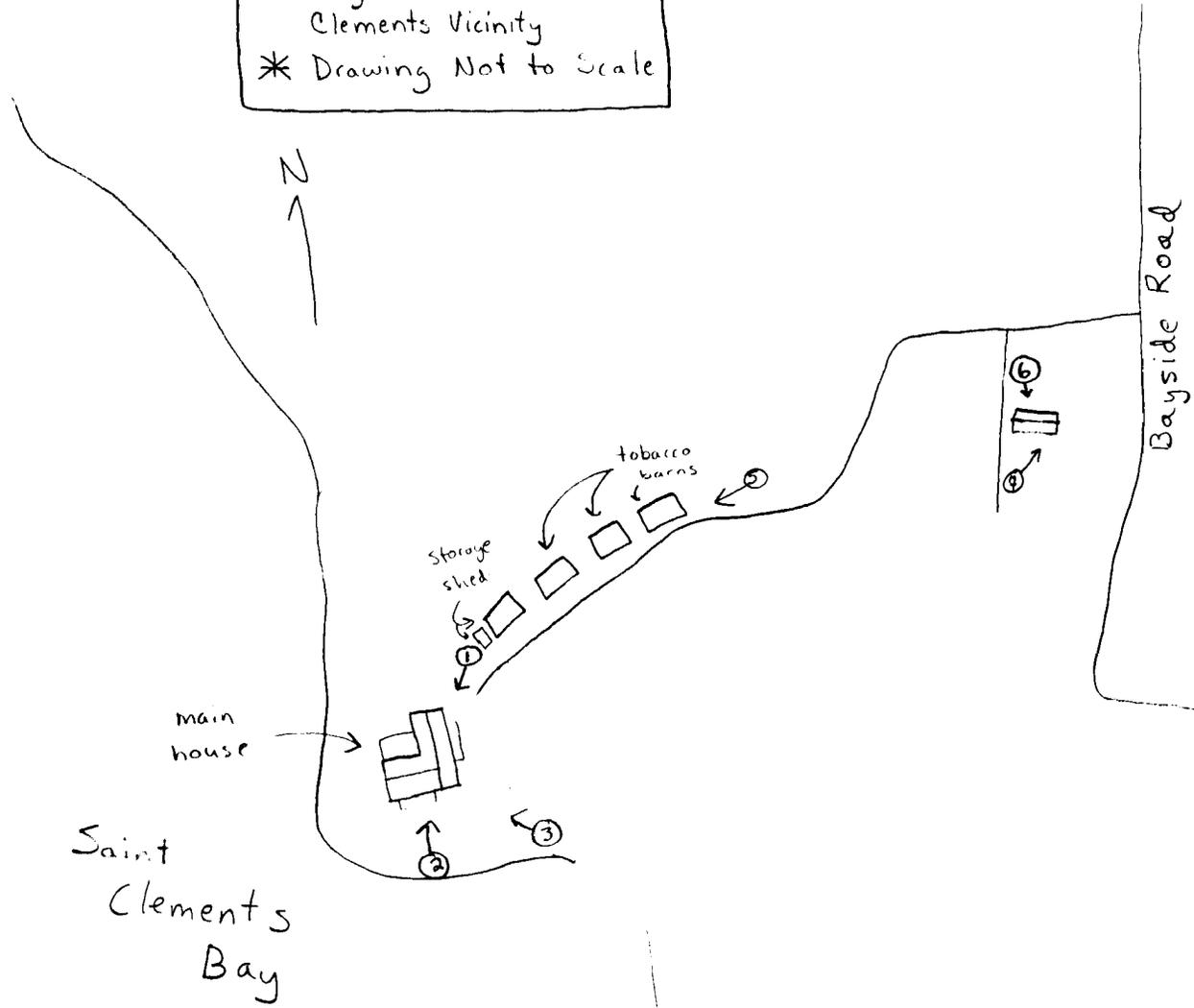
The east elevation features a single six-over-six window located in the half story.

The south elevation consists of two, six-over-six windows, a five panel door and a door constructed of vertical tongue-and-groove boards fastened by two horizontal battens. The door doors are the middle two bays while one window flanks each door.

The west elevation features a single six-over-six window that lights the half-story.

The interior contains two rooms. The east room was originally plastered and contains a brick stove flue that is shared with the west room. These two spaces are connected by a single door. The west room features a corner winder stair enclosed with vertical beaded matchstick. The half-story is divided into two rooms.

SM-526
Montpelier Farm
Bayside Road
Clements Vicinity
* Drawing Not to Scale



SM-526, Montpelier Farm
St. Mary's County
8.1 Significance

Chain of Title

(All Deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: MRB 36, Folio 511

Grantee: James S. Farr

Grantor: Amy G. Farr and James S. Farr and Mae P. Downs and Lillian R. Norris (children of Amy G. Farr)

Date: February 26, 1979

Note: The property is listed as containing 138.50 acres in the Third District of Saint Mary's County. It is described as being "Part of Bailey's Fortune" or "Montpelier" near Stone's Wharf on St. Clements Bay.

Reference: CBG 109, Folio 509

Grantee: Amy G. Farr and James S. Farr

Grantor: Mary R. Fowler (Widow of Benjamin M. Farr)

Date: October 4, 1963

Note: Amy G. Farr and James S. Farr are listed as joint tenants and not tenants in common.

Reference: CBG 109, Folio 508

Grantee: Mary R. Fowler

Grantor: Amy G. Farr (Widow of Benjamin M. Farr)

Date: October 4, 1963

Note:

Reference: JMM 7, Folio 183

Grantee: Benjamin M. Farr and Amy G. Farr

Grantor: J. H. T. Brisco, Trustee

Date: December 16, 1930

Note: Others listed in the estate of Sarah F. Abell are Agnes A. Guy, Claude E. Guy, her husband, J. Fulton Abell, and Norma Abell, his wife, Lillian Russell and J. Louis Russell, her husband, Joseph B. Abell and Florine Abell, his wife, Nellie E. Guy, widow, James T. Abell and Mary Abell, his wife, Beatrice Guy and Malcolm Guy, her husband, Frederick Parker and Helen Parker, his wife.

Reference: JFF 10, Folio 509

Grantee: Sarah F. Abell

Grantor: John L. Greenwell and Annie (his wife)

Date: September 17, 1888

Note: Sarah F. Abell is described as being adopted by the Greenwell's. She was the wife of Perry Abell of Charles County. Here the property is described as being "Part Bailey's Fortune."

Reference: JFF 5, Folio 91

Grantee: John L. Greenwell

Grantor: George H. Combs

Date: July 1, 1881

Note: The deed lists the property as formerly belonging to William H. Stone. Apparently the property was involved in an equity case and the property was bought by Alexander Combs at a mortgage sale. The property is listed as containing 138.5 acres.

SM-526, Montpelier Farm
St. Mary's County
8.2 Significance

(cont.)

Reference: Equity case NE 100, Folio 399--Declarations Liber JFF 1, Folio 441

Grantee:

Grantor:

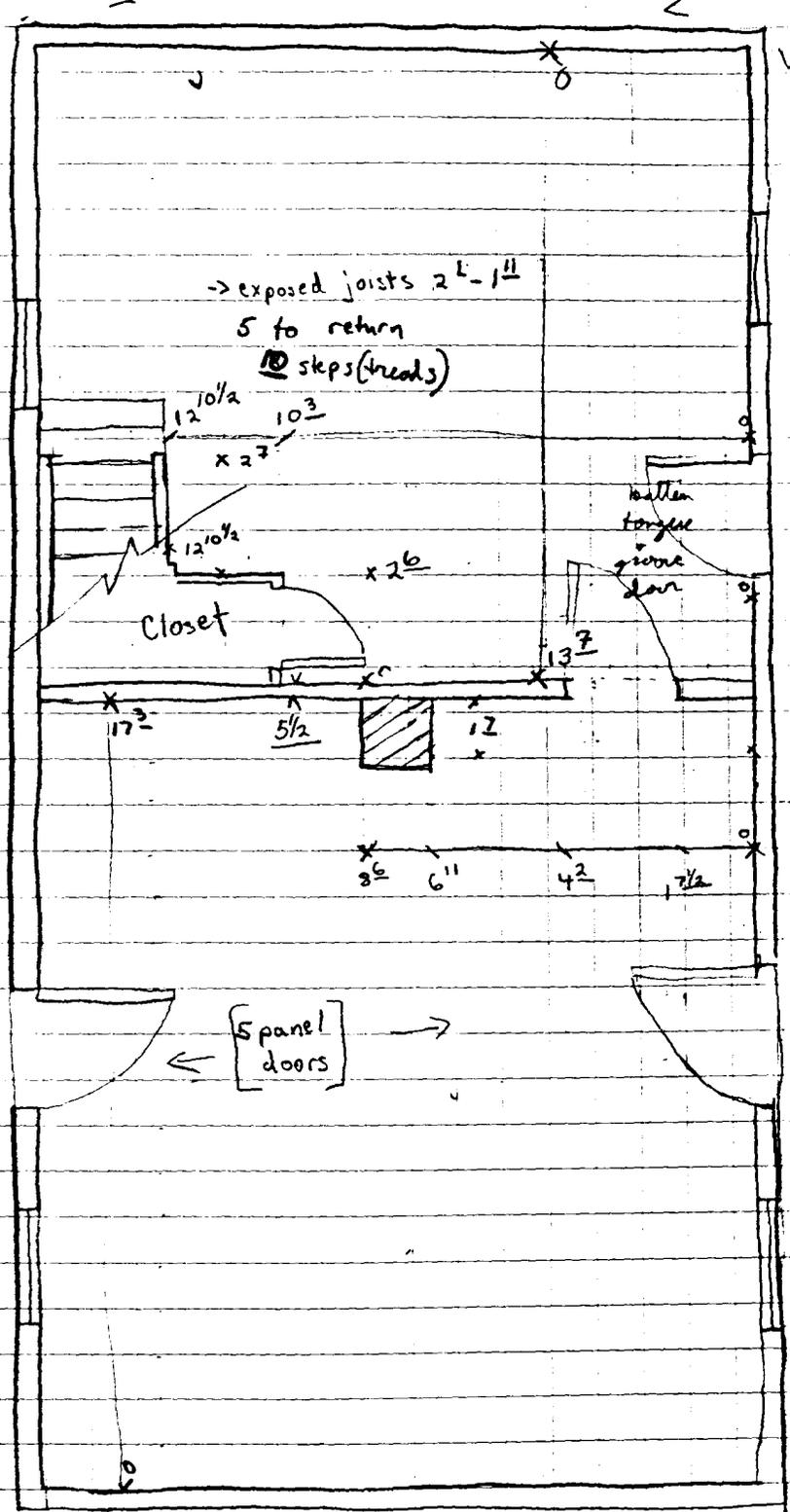
Date: Decision made on February 2, 1875.

Note: The equity case between Alexander Combs and William H. Stone refers to the property as "Bailey's Fortune" and containing 140 acres.

circular saw framing + wire nails =>
 in braces at corners
 er chimney flue
 de air
 rooms
 r posts x 6 1/2 x
 32 6 1/2 x

606 windows
 on
 both
 side
 ends 1/2 story

Montpelier
 SM-526
 c.1900s
 drawn



-> exposed joists 2" x 11"
 5 to return
 10 steps (treads)

Closet

Spanel doors

baller
 tongue
 groove
 door

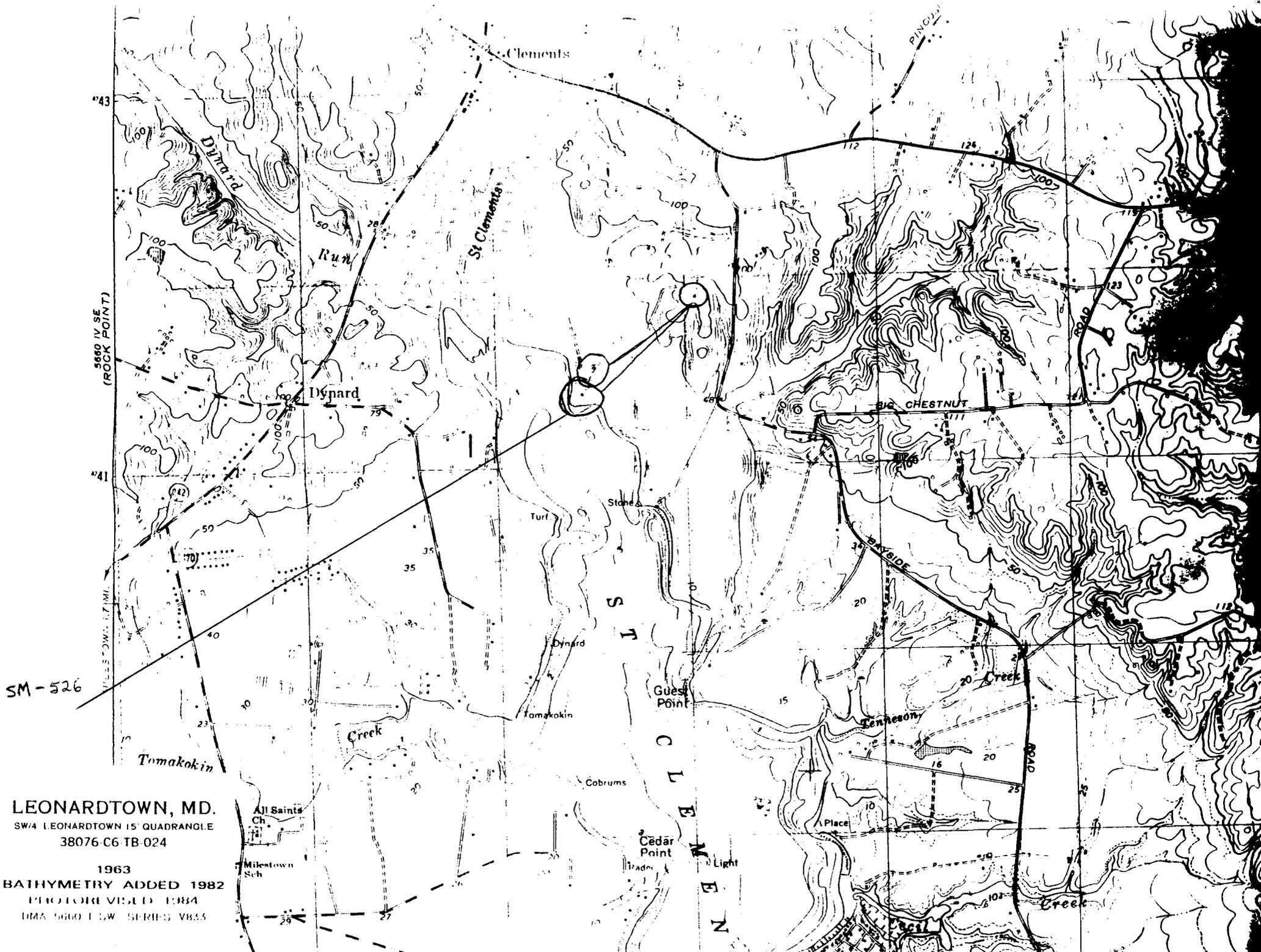
6 0/2
 5 1/2 x

14 1/2
 16 6 1/2
 19 =
 11 1/2

11 1/2
 8 1/2
 6 7/8
 4 1/2

11 1/2
 8 10
 6 7/8
 4 1/2

16 5 1/2 x



LEONARDTOWN, MD.
 SW/4 LEONARDTOWN 15' QUADRANGLE
 38076-C6-TB-024

1963
 BATHYMETRY ADDED 1982
 PHOTOREVISED 1984
 DMA 5660 I SW SERIES VB35

SM-926

5660 IV SE (ROCK POINT)
 1.7 MI







SM - 526

Montpelier

St. Mary's County, MD

K. Raner-Ha

July 1996

MD SHPO

3/7

S. E. H. H. H. H. H.







EM - 526

Maryland

St. Mary's County, MD

K. Parnell

July 1996

MD SHD

6/7

front house/quarter

New windows





