NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word process, or computer, to complete all items.

1. Name of Property

historic name Highbarger, Jacob, House

other names Hays/Highbarger/Roulette House; WA-II-514

2. Location

street & number 201 West Main Street ☐ not for publication

city or town Sharpsburg ☐ vicinity

state Maryland code MD county Washington code 043 zip code 21782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying office/Title — Date 11-14-02

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying office/Title — Date

State or Federal agency and bureau

4. State/Federal Agency Certification

I hereby, certify that this property is:
- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

Highbarger, Jacob, House
Name of Property

Washington Co., Maryland WA-II-514
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resource previously listed in the National Register

0

6. Function of Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/TRADE/warehouse

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY/Greek Revival
Other: Regionally distinctive limestone construction

Materials
(Enter categories from instructions)

foundation Limestone
walls Limestone
Log
roof Metal
other Brick
Wood

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

Physical Description:

The Jacob Highbarger House stands on the corner of West Main and Hall Streets at 201 West Main Street in Sharpsburg, Washington County Maryland. Situated on the north side of the street, it faces south at a prominent corner location, one block west of the town square. Main Street is lined with predominantly residential buildings dating from the late 18th through the late 19th century, of sided log, stone or brick construction. On the north side of the 200 block of West Main Street, the land rises sharply from the street resulting in houses constructed into the slope with two stories exposed at their front elevations and their rear elevations below grade at the first story. Sharpsburg is situated in the limestone region within the Cumberland Valley between the Antietam Creek and the Potomac River. Limestone outcrops protrude from the land within the town and specifically from the hillside into which the Highbarger House is constructed, leaving large pieces of bedrock within cellars and crawlspaces. Sitting on the corner immediately adjacent to the sidewalk, the house is a two story, three bay limestone dwelling, with a one story, exposed corner post log workshop addition. The house follows the door, window, window façade arrangement, a frequent choice in the 19th century. The door is in the west bay of the front elevation. The log section is attached to the west gable end. With the steep terrain, only the second story is exposed at the rear elevation of the house. The house is side gabled with a brick inside end chimney extending from the east gable.

Stones used for the walls are limestone, but they are apparently from a different quarry from those used for most of the other stone houses in Sharpsburg, being yellowish gray instead of the more typical blue-gray hue. Also this dwelling is among the later stone houses in Sharpsburg and in Washington County in general, where stone construction was prominent from the 1780s through the 1830s. Architectural features and documentary evidence suggest that the Highbarger house was built in the 1830s. The stones are coursed and retain original pointing in most areas. There is no pattern of stone work above the openings such as jack arches or keystones, which indicate time periods in stone construction in the region. Instead, original windows are marked simply with two elongated stones meeting above each window lintel. The lack of distinguishing stonework above the openings other than the two flat stones, is typical of a construction date in the 1830s.

Windows at the front elevation and at the second story east end wall have nine over six light sash. The sash are held within narrow mitered frames with a large bead at the inside edge. Mortises for butt-type shutter hinges remain in the window frames. John W. Roulette, owner at the time, added a first story window on the east end in the early 1900s. It has two over two light sash inside framework which is similar but not identical to the original windows. At the rear elevation, the hillside was cut back to allow a window at the first floor at the east side of the north wall. This window is smaller than the other windows and has two over two light sash.

Another very small window was added in the west end wall against the dug-out slope in the 1930s. At the upper level north elevation, there is a window with two over two light sash at the east end. At the west end of the north elevation is a frame addition which houses a bathroom. It was originally an open porch that gave access from the second floor to the back yard.

The front door is in the west bay of the front elevation. It is hung beneath a three light transom. The present door was installed ca. 1940 and has a large glass pane. The original door remains on the premises in storage. An early 20th century Colonial Revival porch extends across the front of the house. It is supported by four square posts and has a low pitched hipped roof. The current posts replace round columns with ionic capitals.

The log addition is a one story, three bay structure on a raised stone foundation. Three log walls show that this is an addition to the stone house, and the west wall of the stone house, to which it was attached has finish pointing indicating that that wall was exposed for a time prior to the construction of the log addition. The log section is unusual in that the log framing is exposed and always has been, and in that it is an example of corner post log construction. This is an unusual form of log construction that is a sort of hybrid between braced frame and traditional corner notched log technology. While this is a rare type of log construction, there are at least two other examples in the Sharpsburg area, the Otto House on the Antietam National Battlefield and the rear addition on the D. R. Miller house also on the battlefield. The Ward House, a post Civil War corner post log dwelling on the battlefield was removed some years ago. There may well be additional examples, but since most log buildings were and continue to be covered with siding, their framing is concealed. All of the known examples date from the 19th century.

The log exterior walls are whitewashed, but their construction is clearly visible. The basic framework consists of a sill, corner posts, a plate and diagonal braces from mid height of the posts to the sill. These members are mortised, tenoned and pegged into place. Horizontal logs run between the posts and are set into trough mortises in the posts. The limestone foundation has two small windows just above the sidewalk at the front elevation. Seams in the stone foundation show that there was a larger cellar entrance just to the west of the door to the main level. At the west and north elevations, the foundation is higher, approximately at the level of the front window sills. Windows are large with six over six sash to provide plenty of light to the workspace inside. The entrance is wide to allow materials to be taken in and out easily. The entrance has two leaves to close the nearly four-foot width. Each leaf has four panels and a four light transom spans the top. A second entrance is located in the north elevation, opposite the front entrance. Two other windows were in the west gable end, but they have been enclosed for some time. There is also a window in the rear elevation. A small door is in the west gable for loading materials onto the attic storage area.

The interior of the stone section consists of an entrance and stair hall and two rooms at the first floor. The front door opens into the passageway, a narrow space with a door to the east into the parlor and one to the west into the log addition. Three steps lead up to the door into the log section because of differing floor levels. John Roulette, owner at the time, cut through the stone wall between the house and the log shop in the early 20th century. Prior to that time there was no direct access from the stone section to the log addition. A partition closes off the rear area of the passageway preventing it from extending front to rear through the house. The stairs has simple chamfered square newel posts with a round handrail and plain rectangular balusters. At the attic level, these elements retain their original dove gray paint.

The southeast room is the parlor, measuring 15' 5" by 11'6." The parlor has no fireplace, but there is a flue and beside it in the northeast corner is a cupboard with two-paneled doors above and below chairrail level. Chairrail trims the circumference of the room. The northeast room originally was the kitchen. In the early 20th century, it was converted to a dining room and a small Pullman winter kitchen was constructed into the northwest corner of the room behind the staircase. This modification resulted in the addition of the west wall window in this room in the 1930s. At this same time, the log addition was converted to a summer kitchen and the door cut from the stone section into the log portion of the house. An important feature of the original kitchen is its fireplace with retains its original very simple mantelpiece with a molded architrave around the opening and a narrow molded mantel shelf. A rare survival is the pair of fireplace doors which would have been used to close off the fireplace when it was not in use. The doors each have four panels and are consistent with other doors in the house. Next to the fireplace, which is located in the southeast corner of the room, is a door opening onto the sidewalk along Hall Street. The door has a glass pane and a transom above to help light the otherwise quite dark room.

The second floor is divided similarly to the first floor, except that there is a small room at the head of the stairs, a frequent second floor arrangement in houses of the region. The small room had a peg rail for hanging clothing on all walls and was used for that purpose. In the early 20th century, John Roulette added a doorway in this room opening into the adjacent bedroom to serve as a nursery.

The southeast room at the second story is a large bedroom (13'2" by 13'2") with a fireplace and two front facing windows. This is the largest room in the house. The mantelpiece is simply styled with Greek Revival influence. It has simple flat pilasters and a molded mantel shelf. The room retains original chairrail. Behind this room is a smaller bedroom. It has no fireplace, but it did have two windows, one in the east wall and one in the north wall. It also had a door leading to the hallway. This door retains its original Carpenter lock, an English import from the 1830s. A small closet added to this room in the 20th century was removed recently.

At the rear of the house at the second floor a door leads into a bathroom added in 1952. The bathroom addition was once a rear porch that opened to ground level at the rear of the house. The stairs to the attic had been enclosed, but were recently reopened. The stair balustrade continues to the attic, where the main space was finished originally. Plaster is keyed into hand spit lath attached to the rafters with cut nails. In the attic stair well remains 19th century wall paper and border in excellent condition. Small doors open from the finished attic room through knee walls into storage space beneath the rafters. Another small, unfinished room at the head of the attic stairs is said to have been used to hang hams.

The interior of the log section is now one room with a cellar beneath. Originally it seems to have been one room, but was divided by John Roulette as a summer kitchen with a storage room behind for his carpentry tools. The interior has walls finished with plaster and a significantly higher foundation at the west and north elevations than at the south side. Bedrock projects into the cellar along the north wall. Apparently the log section functioned as a single room for work or commercial space until the early 20th century. Originally it was a carpentry shop and is said to have served as a grocery for a time prior to 1908 when the Roulette family bought the property.

The house is located on a typical town lot, 51' by 206.' Original domestic outbuildings have been gone for some time, but the lot retains its old vegetation and topography, except for some cutting back of the slope against the back of the house in the early 20th century. At the rear of the lot along the alley is a frame garage with lapped siding and a gable roof. It is a mid 20th century addition to the property replacing an older stable or carriage house.

Integrity Assessment:

The Highbarger house and adjoining carpentry shop retains a high degree of integrity to the period of construction with only a few modifications which occurred in the early 20th century. Nearly all of the original woodwork remains intact and in place some with original paint. There are particular features that are rare survivals such as the kitchen fireplace doors and the exposed corner post log construction. Although the original outbuildings are missing, the lot is essentially undisturbed protecting below ground remnants of the original appearance of the property.

WA-II-514

Highbarger, Jacob, House
Name of Property

Washington Co., Maryland
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B Property associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity entity whose components lack individual distinction.
- ☐ D Property as yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Area of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1832 - 1877

Significant Dates

c.1832

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:
Maryland Historical Trust

Statement of Significance:

The Jacob Highbarger House is significant under National Register Criterion C as an intact example of Greek Revival-influenced vernacular stone construction, a late use of limestone architecture in central Maryland, and a log workshop addition that is a rare exposed example of corner post log construction. Built c. 1832 under the ownership of Jacob Highbarger, a 'house carpenter,' the stone section of the building includes simplified Greek Revival architectural elements such as the two mantelpieces and stair rail. Although the town of Sharpsburg is rich with late 18th and early 19th century vernacular stone buildings, the Jacob Highbarger House is unusual in that it represents the later period of stone construction. In the Cumberland Valley section of central Maryland, the use of limestone as a construction material spans the period from approximately 1760-1840. Probably constructed as the carpenter's workshop and storage warehouse, the log addition is an unusual example of corner-post log construction combining horizontal log walls with vertical corner posts and diagonal braces.

Historic Context

In 1732, Charles Calvert, Fifth Lord Baltimore and proprietor of Maryland, issued a proclamation opening Maryland's frontier for settlement. This was an effort to increase population and consequently income from the "back" parts of the colony. In part this was in response to an economic depression that had gripped the tobacco market intermittently since the mid 1600s. The promise of large land grants attracted the English land speculators of the eastern shore of the Chesapeake Bay and southern Maryland. The promise of the rich, well-watered farmland attracted the German farmers of Pennsylvania who bought smaller tracts from the wealthy landholders.[1]

Settlement was sparse until the close of the French and Indian War in 1763, and the end of Pontiac's rebellion the following year. Thereafter, settlement progressed rapidly as transportation routes improved and word of the rich farmland in the Cumberland and Shenandoah valleys spread. The land was made fertile by numerous limestone outcrops, which give special visual character to the landscape as well as providing material for buildings and fences. The English speculators who had acquired large grants of land as investments began to subdivide and sell into smaller lots of 100-300 acres which were ideal for a profitable family farm. As farms developed and inhabitants prospered, towns and villages grew to support the local population.

[1]Paula S. Reed, "History Report: The D.R. Miller Farm, Antietam Battlefield, Sharpsburg, Maryland." (Hagerstown, MD: Preservation Associates, Inc., 1991), p. 1.

In the lower Antietam drainage, in the area that would later be known as the Sharpsburg District, the predominant landowner was Joseph Chapline. Joseph was of English heritage and had grown up on a plantation in southern Maryland. His "manorial" grant of 1739, which he called "Mount Pleasant," from Charles Calvert included just over 2,000 acres and required that he live on his plantation bringing English civilization to the wilderness.

The French and Indian War interrupted settlement of the western regions Maryland beginning with the defeat of General Braddock in 1754 and lasting to 1763. Most of the Antietam drainage settlers fled east of the South Mountain for protection. A letter written by George Washington to Lord Fairfax of Virginia noted that all but two families had fled the settlement called Conococheague.[2] The signing of the Treaty of Paris in 1763, however, began the process of resettlement and the development of the Antietam drainage area progressed rapidly. The southern migration of German farmers from Pennsylvania accelerated. The granting of land patents increased accordingly and German owners became increasingly common. No doubt many of the earlier land speculators were cashing in on their investments.

In 1762 Christian Orndorff, a German miller, from Lancaster County, Pennsylvania, purchased 503 acres of "Smith's Hills" from James Smith, on the banks of the Antietam Creek.[3] The next year, in 1763, Joseph Chapline founded the town of Sharpsburg just over a mile from the home and mill of Christian Orndorff. In 1765, Chapline and three other investors established the Antietam Iron Works near the mouth of the Antietam Creek. The same year Thomas Van Swearingen was given permission to begin running a ferry across the Potomac River just three miles west of Sharpsburg to Shepherdstown (est. 1763), then in Virginia.[4]

The settlement of southern Washington County in the latter 18th and early 19th centuries exhibited a mixture of wealthy farmers, yeoman farmers, craftsmen, and laborers, centered on the town of Sharpsburg, the surrounding mills, and the Antietam Iron Works. The growing prosperity was the result of agricultural intensification as frontier conditions lessened, and farming and support networks matured. Most prominent in the developing economy during the time period was the dominance of wheat and small grains and the shift away from less profitable tobacco. While southern Maryland remained committed to tobacco cultivation, the central and western counties increasingly turned to wheat production. Wheat was a more saleable product

[2]Thomas J. C. Williams, *History of Washington County, Maryland.* (Hagerstown, 1906; reprint, Baltimore: Clearfield Co. and Family Line Publications, 1992), p.56.

[3]Julia A. Drake and James R. Orndorff, *From Mill Wheel to Plowshare.* (Cedar Rapids, Iowa: The Torch Press, 1938), p. 22.

[4]Lee and Barbara Barron, *The History of Sharpsburg, Maryland,* (Sharpsburg, MD: published by the authors, 1972), pp. 28-36.

than tobacco and was not restricted by production legislation as tobacco had been. It was, however, on the list of commodities that by law had to be shipped to England in pre-Revolutionary days. Therefore, in the 1760s and 1770s, wheat profits were limited by market conditions in England. The increase of wheat production, though, promoted growth of Baltimore, Frederick and Hagerstown, as well as towns in south central Pennsylvania and the Shenandoah Valley of Virginia. These places show evidence of significant growth in the late 18th and early 19th centuries. By 1790, Frederick was the most populous county in Maryland, and York County, Pennsylvania, which included present day Adams County, directly north of Frederick was the most populous county in Pennsylvania, outside of Philadelphia. Baltimore became important to the processing and shipping of grain and began to siphon trade from the grain producing areas of Pennsylvania, setting up a trade rivalry with Philadelphia.

The growth of the greater region led to its being served by important transportation routes, a good system of turnpikes, the National Road, C&O Canal and the B&O Railroad. These amenities and the overall prosperity of the region were certainly factors influencing Confederate General Robert E. Lee's decision to enter Maryland and occupy the portion of it consisting of the Cumberland Valley in September of 1862. Among Lee's several goals was a desire to take pressure away from Virginia in supplying the needs of the Army. He wanted to draw the Union Army away from their base of supplies and he hoped to gain support for the Confederate cause from Great Britain. He also seemed to believe that there were enough Confederate supporters in central Maryland to yield a new source of fighting men. Finally, he hoped that by entering the North, citizens would pressure congress for a negotiated end to the hostilities. What war weary and hungry Confederate soldiers saw as they moved into the Sharpsburg area was a collection of rich, lush farms offering seemingly boundless food and supplies. They did not, however, have an opportunity to linger and enjoy the fruits of the land, unless they remained among the many wounded who recuperated in local field hospitals for weeks after the Battle of Antietam.

Following the battle of September 17th, 1862, residents and soldiers faced a field covered with bodies, both dead and injured. As quickly as possible, injured soldiers were removed to the makeshift hospitals set up in nearly every available building and yard. According to Captain Louis Duncan of the Medical Department during the war, all farmhouses north and northeast of Sharpsburg were used as hospitals.[5] Houses, barns, granaries, sheds, and tents were also used to house the wounded. Several of the Antietam Board of Survey claims reports include references to Sharpsburg area houses and barns used as hospitals:

Henry Rohrback, claim #235, "use of House and 2 barns & outbuildings 5 days"

[5]From John Nelson lecture, Hospitals of Antietam, Washington County Free Library, 1999.

Catherine Highberger, claim #254, house used as hospital
Stephen Grove, claim #314, "damages to House & Out Buildings"
John C. Middlekauff, claim #320, "Use of House yard barn furniture beds etc. for Hospital from Sept 16th to Oct 6th"
Daniel Poffenberger, claim # 333, "Damages to House & Barn (Hospital) $100.00"
Joseph Stonebraker, claim #173, "Boarding and use of rooms for hospital for seventeen sick men 2 days"[6]

For the people of the Sharpsburg area, the effects of the Battle of Antietam continued for months, even years afterward. Claims to the government for damages were delayed because verification of who caused the destruction was difficult (the Federal government only reimbursed property owners for damages caused by Union troops), and it was also sometimes difficult for the Government to establish the applicant's loyalty. In most cases, claims were not paid until the 1880s.

During the war, the railroads had spread to prime farming regions to the west, attracting many of the descendants of the industrious German farmers who had developed the farms of central Maryland. Soon these same railroads would be bringing grain from the west to the eastern markets and lowering grain prices. The farms of Washington County by 1880, still facing debts incurred from losses during the war, as well as lower land values, were unable to compete with the new mid-western bread basket. The eventual demise of the local milling economy by the turn of the 20th century, and the C & O Canal in 1924, would leave southern Washington County, and the town of Sharpsburg, a quiet shadow of the bustling pre-war era.

Early Housing in Washington County

No known building stock remains from the initial habitation period in Washington County during the 1730s and '40s. However, the records that do exist indicate that nearly all of the earliest buildings were of log construction.

Log construction remained very typical in Washington County throughout the 18th and 19th centuries as shown by the vast number of remaining log houses built before 1860. Dwellings built of log range from small cabins to large and pretentious houses. They were almost always covered with clapboards, stucco, or, in the 19th century, with brick casing. Covering the logs in most instances seems to have been the intent upon construction, as

[6] Antietam Board of Survey Reports, RG92, 8W2, Series #843, Claims Damages, Box #235, National Archives, Washington, D.C.

suggested by examination of log structures in the area which show little or no weathering on their log walls beneath siding.

Although there are a few references to pre-1760 stone houses in Washington County, stone was used frequently as a building material beginning in the second half of the 18th century with most examples in the lower Cumberland Valley dating between 1780 and 1840. Although stone was selected much more frequently than either brick or frame for house construction in the 18th century, it was by far a rarer choice than log.

Timber frame construction was not often used for houses in the Lower Cumberland Valley or Washington County. Frame construction did not become common in the area until the mid 19th century or later after lightweight balloon framing was introduced.

Although brick construction was more prevalent than timber framing in Washington County in the 18th century, there are few examples from before 1800, and most of those are concentrated in towns.

Most buildings constructed before about 1770 were apparently small and fairly temporary in nature, since very few buildings survive from this period. Many properties were simply abandoned during the French and Indian War as settlers fled from the threat of Indian raids. Most permanent and stable settlement occurred after the 1760s.

The people of the Cumberland Valley built according to the materials that were available to them, sometimes drawing upon long-established traditions based upon European and British patterns and upon their own interpretations of current styles and construction techniques, adapted to local conditions. Elements of fashionable styles were incorporated into the region's buildings along with traditional features. Although there are pure stylistic examples, particularly dating from the later 19th century, the vast majority of Washington County's buildings are vernacular structures.

Due to the predominance of first and second-generation German settlers in Washington County, there are some early buildings which exhibit distinct Germanic influence. These buildings characteristically have a central chimney system and a large kitchen or küche occupying a prominent place in the house. A large fireplace along its interior wall serves the kitchen. Adjacent to the kitchen, in the typical version of this plan are two smaller rooms, a stube and kammer separated by a wall running perpendicular to the chimney wall. Each of the two small rooms has a fireplace or stove opening into the central chimney system, which served all of the rooms.

By the early 19th century, the use of the traditional Germanic plan had been synthesized with more formal Georgian and Neoclassical stylistic elements that were influencing contemporary architecture. The old continental type was gradually replaced by several hybrid arrangements with end chimneys and more formal facades, but with some traditional elements such as the floor plan often remaining.

Resource History

The Jacob Highbarger House was built c.1832 on the east half of the Sharpsburg town lot known as No.130. The plat of Sharpsburg, established in 1763 by Joseph Chapline, consisted of a series of lots oriented on a grid pattern of streets and alleys, each lot generally measuring 103 feet by 206 feet. Chapline's Last Will and Testament of 1769 divided his large estate among his children, including the undeveloped lot No.130 in Sharpsburg to his daughter Sarah.[7]

In 1819, Sarah Chapline conveyed lot No.130 to her nephew, Joseph Chapline Hays, for one dollar.[8] Joseph C. Hays was the son of Dr. Nathan and Theodosia (Chapline) Hays. Dr. Nathan Hays had begun practicing medicine in Sharpsburg in 1783. He was the first of a series of Hays family doctors (probably sons of Dr. Nathan) in Sharpsburg, the last of which was Dr. Joseph C. Hays who began his practice in 1824.[9] Although local lore suggests that Dr. Joseph C. Hays had both the stone houses on Lot 130 constructed and used the log building as an office, no documentation has been located to substantiate this.[10] In fact, physical characteristics of the Jacob Highbarger House and its log addition suggest that it was built after Hays no longer owned that portion of Lot 130.[11]

Dr. Joseph C. Hays sold the eastern half of Lot 130 to Jacob Highbarger in 1832.[12] The sale price for the half-lot, measuring 51 ½ feet by 206 feet, was only $45 indicating that the parcel was indeed unimproved. Highbarger had recently married Catherine Smith in 1830, with his first daughter born the same year. Later census records indicated that Jacob was occupied as

[7] Julianne Mueller, "Hays/Highbarger/Roulette House," Maryland Inventory of Historic Places documentation, 1991, p. 8.1.

[8] Washington Co. Land Record DD 24/535, Washington Co. Courthouse, Hagerstown, MD.

[9] John Philemon Smith, *Reminiscences of Sharpsburg*, (bound manuscript copy, 1912), Washington Co. Free Library, Hagerstown, MD, p. 48. George, John, and Joseph appear to be brothers, although Smith does not note their relationship.

[10] Mueller, p.

[11] It is possible that Hays had the slightly earlier stone house on the western half of Lot 130 constructed after his 1819 purchase of the lot; no deed was found for the sale of the western half of Lot 130 prior to Dr. Joseph C. Hays' death in 1841.

[12] Washington Co. Land Record NN 34/458.

a "House Carpenter" and it is likely that by 1832 he had already established this occupation.[13] The little six-room stone house built on Highbarger's lot was of a simple vernacular design with interior embellishments influenced by the popular Greek Revival style. The interior woodwork, perhaps fashioned by the carpenter/owner himself, was in fact quite minimal and may imply the inexperience of the young artisan. Jacob Highbarger's "House Carpenter" business appears to have operated out of the corner-post log addition to his stone house. By 1850, Jacob's carpentry shop probably included his oldest son Abner, age 19, as apprentice, learning the trade from his father. The business had grown by 1860 to include Abner, who was listed on the census as occupied as a Carpenter, as was younger brother James, age 20. By 1870, another son, Emanuel, age 21, would also join his father's trade.[14]

Interestingly, in 1860, Jacob Highbarger's occupation was listed as "Minister." J. Thomas Scharf noted in his 1882 *History of Western Maryland*, that Elder Jacob Highbarger had "officiated" at the Dunker Church located on what would soon be the Antietam Battlefield.[15] While the little Dunker Church served as the center of the great battle of September 17, 1862, the houses of Sharpsburg and vicinity served as makeshift field hospitals for the endless numbers of wounded carried from the battlefield throughout the long day.

In 1877, Jacob Highbarger, who was by then quite elderly, sold the house and lot to Elias Spong of Sharpsburg, for $1,100.[16] The 1877 Atlas map of Sharpsburg showed Highbarger still in possession of the house and "E. Spong" located in a tiny house on Main Street a half block to the east (see attached copy). Several months later, Spong mortgaged the property to Jacob Highbarger, to be paid in the form of two notes of $366 each.[17] Although the mortgage payments were scheduled to be made in 1878 and 1879, apparently Elias Spong did not fulfill the contract prior to Jacob's death. Jacob Highbarger's trustees, Henry M. Miller and J. Clarence Lane, were still holding the mortgage to the property in 1896 when the lot was sold at public sale by order of the Court of Equity. Oliver T. Reilly purchased the house and lot for $600.[18]

O. T. Reilly, best known as the premier Antietam Battlefield tour guide at the time, was said to have opened his first museum of battlefield artifacts in the log addition of the Highbarger

[13] Smith, p. 74; 1830 U.S. Population Census, Washington Co., District No. 1, microfilm copy, Washington Co. Free Library, Hagerstown, MD. The 1830 and 1840 census records do not include the person's occupation; recordation of occupation information began with the 1850 census.

[14] 1850, 1860, 1870 U.S. Population Census records, Washington Co., District No. 1.

[15] J. Thomas Scharf, *History of Western Maryland*, (Philadelphia, 1882; reprint, Baltimore, MD: Regional Publishing Co., 1968), p. 1210.

[16] Washington Co. Land Record GBO 75/296.

[17] Washington Co. Land Record GBO 75/418.

[18] Washington Co. Land Record 104/404.

House, although there is no documentation of the museum ever having been there.[19] Reilly later purchased a larger stone house on the Sharpsburg Square where his well-known museum was located in the basement. In 1910, O.T. Reilly sold the Highbarger property to John W. and Myrtle Roulette for $775.[20]

According to Charlotte (Roulette) Davis, who later owned the house and lot, her parents, John and Myrtle Roulette, moved into the old Highbarger house in 1908 just after she was born. Apparently the family rented the house for several years prior to their purchase. At that time, the log addition was occupied by a grocery store. The space was converted by her father into two rooms, one for tool storage and one a 'summer' kitchen, and a door was cut through the west stone wall of the house to allow access to the rooms. By 1920, the family had grown too large for the small house, and the Roulettes moved to the family farm. Throughout the 1920s and into the 1930s, John Roulette leased little stone house to a "hired hand."[21]

Charlotte Roulette purchased the house in Sharpsburg from her parents in 1933 for the price of $1,000.[22] After her marriage to M. Howell Davis, Charlotte had the property reconveyed through her brother, John J. Roulette, to herself and her husband in 1939.[23] Many of the 20th century changes to the Jacob Highbarger House were made during the early ownership of the Roulette and Davis families. Charlotte Davis continued to live in the house until her death in 2000.

Architectural Evaluation

The Jacob Highbarger House meets National Register Criterion C as an example of a regional vernacular dwelling and workshop/warehouse with Greek Revival stylistic influence, the house and workspace of a local artisan. The stone house is important as an intact and well preserved example of a late period stone dwelling from the 1830s. While stone houses are not uncommon in limestone rich Washington County, the majority of them are representative of the

[19] Personal communication from former owner Charlotte (Roulette) Davis as related by Missy Kretzer.
[20] Washington Co. Land Record 134/456.
[21] Mueller, "Hays/Highbarger/Roulette House," p. 8.1.
[22] Washington Co. Land Record 193/261.
[23] Washington Co. Land Records 208/573 and 208/573-574.

Major Bibliographical References:

Antietam Board of Survey Reports, RG92, 8W2, Series #843, National Archives, Washington, D.C.

Barron, Lee and Barbara. *The History of Sharpsburg, Maryland*, Sharpsburg, MD: published by the authors, 1972.

Drake, Julia A. and James R. Orndorff. *From Mill Wheel to Plowshare.* Cedar Rapids, Iowa: The Torch Press, 1938.

Mueller, Julianne. "Hays/Highbarger/Roulette House," WA-II-514, Maryland Inventory of Historic Places documentation, 1991.

Reed, Paula S. "History Report: The D.R. Miller Farm, Antietam Battlefield, Sharpsburg, Maryland." Hagerstown, MD: Preservation Associates, Inc., 1991.

Scharf, J. Thomas. *History of Western Maryland.* Philadelphia, 1882; reprint, Baltimore, MD: Regional Publishing Co., 1968.

Smith, John Philemon. *Reminiscences of Sharpsburg*, bound manuscript copy, 1912, Washington Co. Free Library, Hagerstown, MD.

U.S. Population Census records, 1830-1870, microfilm copies, Washington County Free Library, Hagerstown, MD.

Washington County Land and Estate Records, Washington Co. Courthouse, Hagerstown, MD.

Williams, Thomas J. C. *History of Washington County, Maryland.* (Hagerstown, 1906) Baltimore: Clearfield Co. and Family Line Publications, 1992.

10. Geographical Data

Acreage of Property .24 acre

UTM References Shepherdstown, MD-WV Quad
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	263220	4370940	3			
2				4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Paula S. Reed, PhD, Architectural Historian; Edie Wallace, Historian

Organization Paula S. Reed and Associates, Inc. date 11/01/01

street & number 105 N. Potomac Street telephone 301-739-2070

city or town Hagerstown state Maryland zip code 21740

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

Name Fonda Ghiardi

street & number 18943 Keedysville Rd. telephone 301-432-6110

city or town Keedysville state Maryland zip code 21756

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

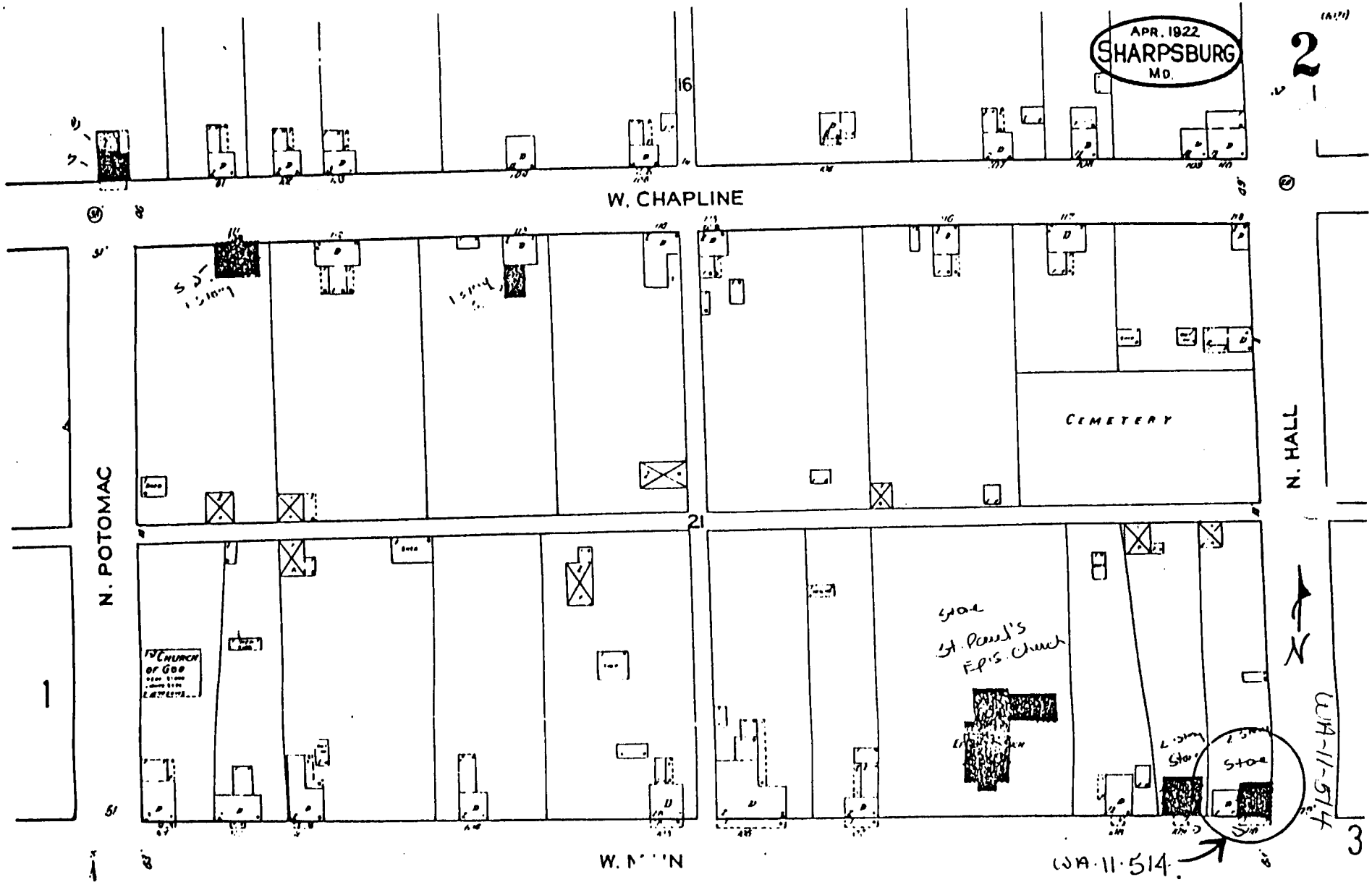
Verbal Boundary Description:

Beginning at the SE corner of the lot at the intersection of the public right-of-way for North Main Street and North Hall Street, and running 206 feet north to the NE corner of the lot at the public alley; then turning west and running 51.5 feet along said public alley to the NW corner of the lot; then turning south and running 206 feet to the SW corner of the lot at the public right-of-way on North Main St.; then turning east and running 51.5 feet to the place of beginning.

Boundary Justification:

The boundary described is the historic boundary of the eastern half of Lot No.130, 51 ½ feet in breadth and 206 feet in length, as it was sold to Jacob Highbarger from Joseph C. Hays in 1832 (Washington Co. Land Record NN 34/458).

JACOB HIGHBARGER HOUSE
SHARPSBURG, MD
WASHINGTON CO.
SANBORN FIRE INSURANCE MAP



JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
1ST FLOOR PLAN

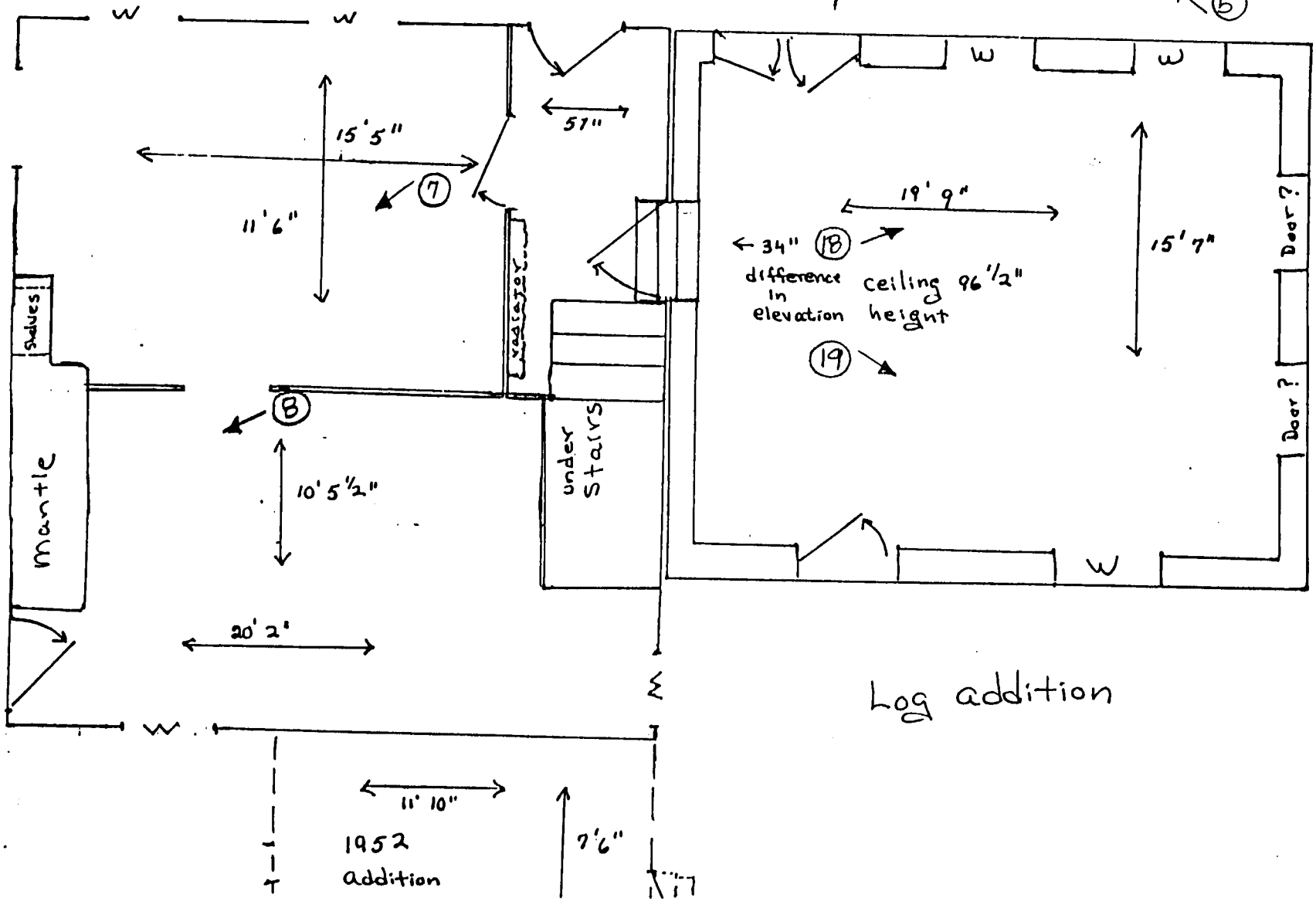
201 W Main St

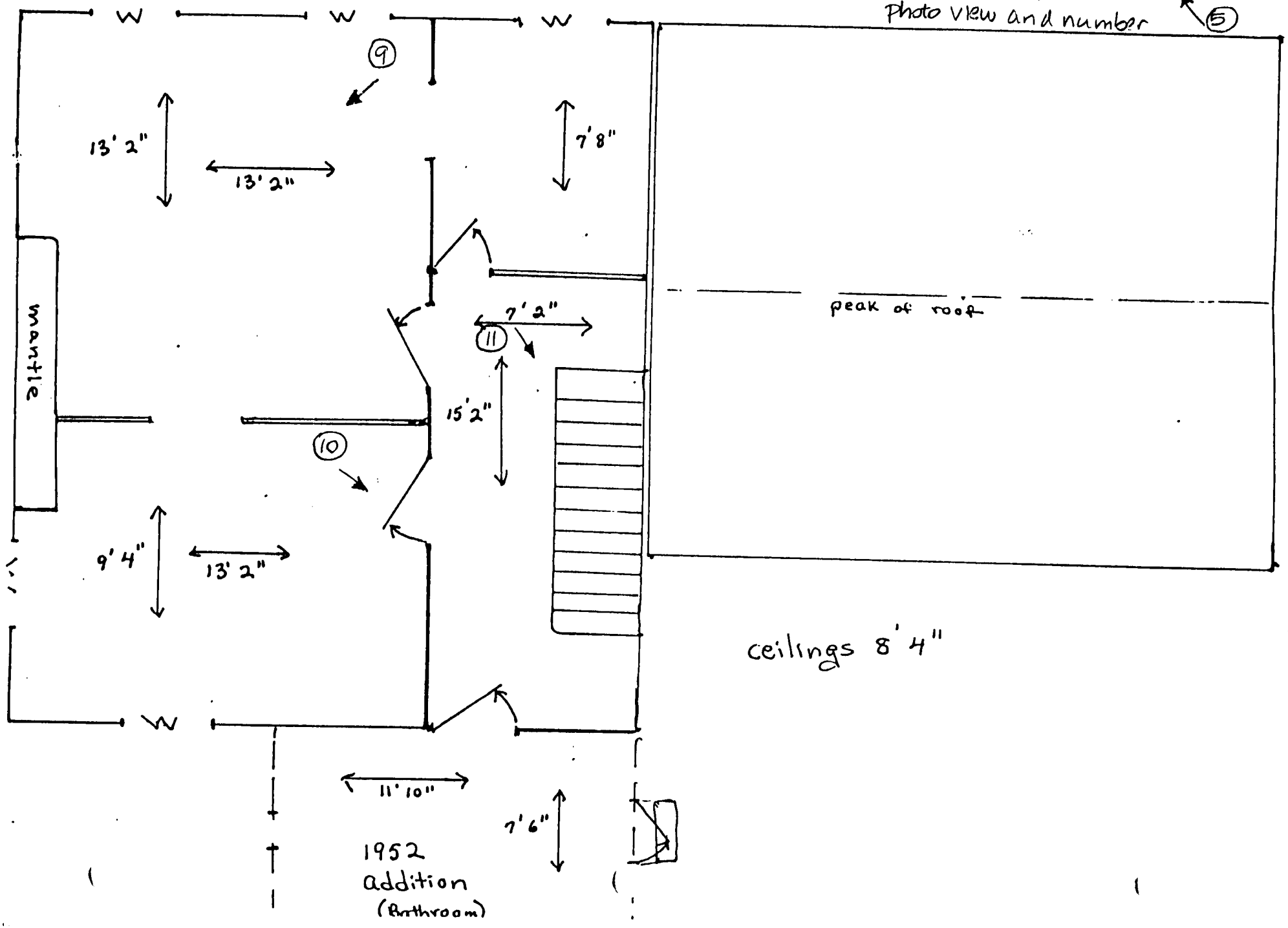
1st Floor

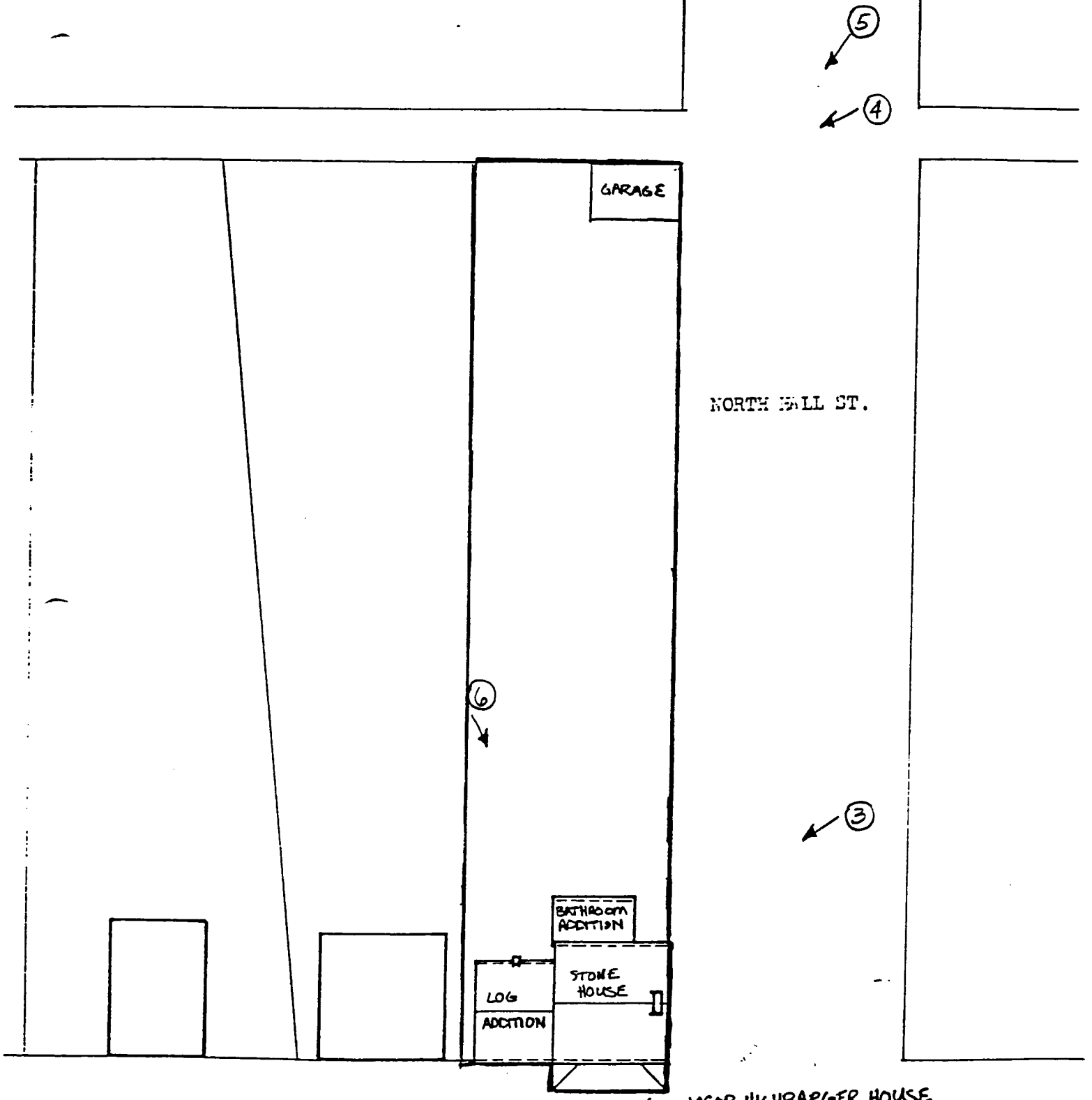
Scale 1/4" = 1"

N

Photo view and number




1/4" = 1 ft
201 W Main St
2nd floor
N
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
2 ND FLOOR PLAN
Photo view and number
5
9
13' 2"
13' 2"
7' 8"
mantle
7' 2"
11
15' 2"
peak of roof
10
9' 4"
13' 2"
ceilings 8' 4"
11' 10"
7' 6"
1952
addition
(Bathroom)



JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.

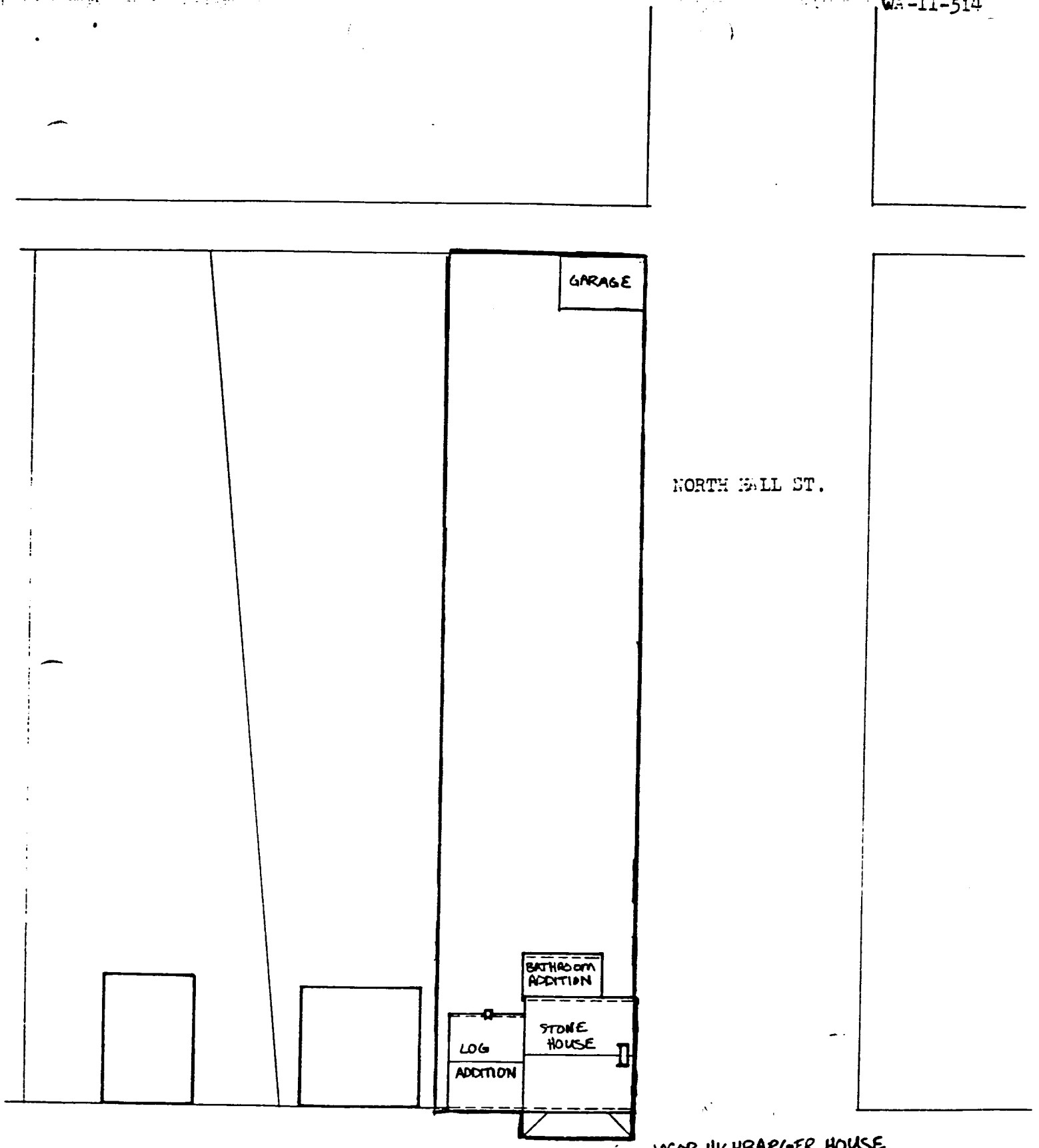
SITE PLAN AND BOUNDARY MAP

1

N

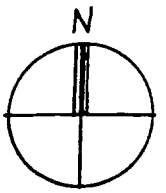
Photo view and number

not to scale



JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.

SITE PLAN AND BOUNDARY MAP



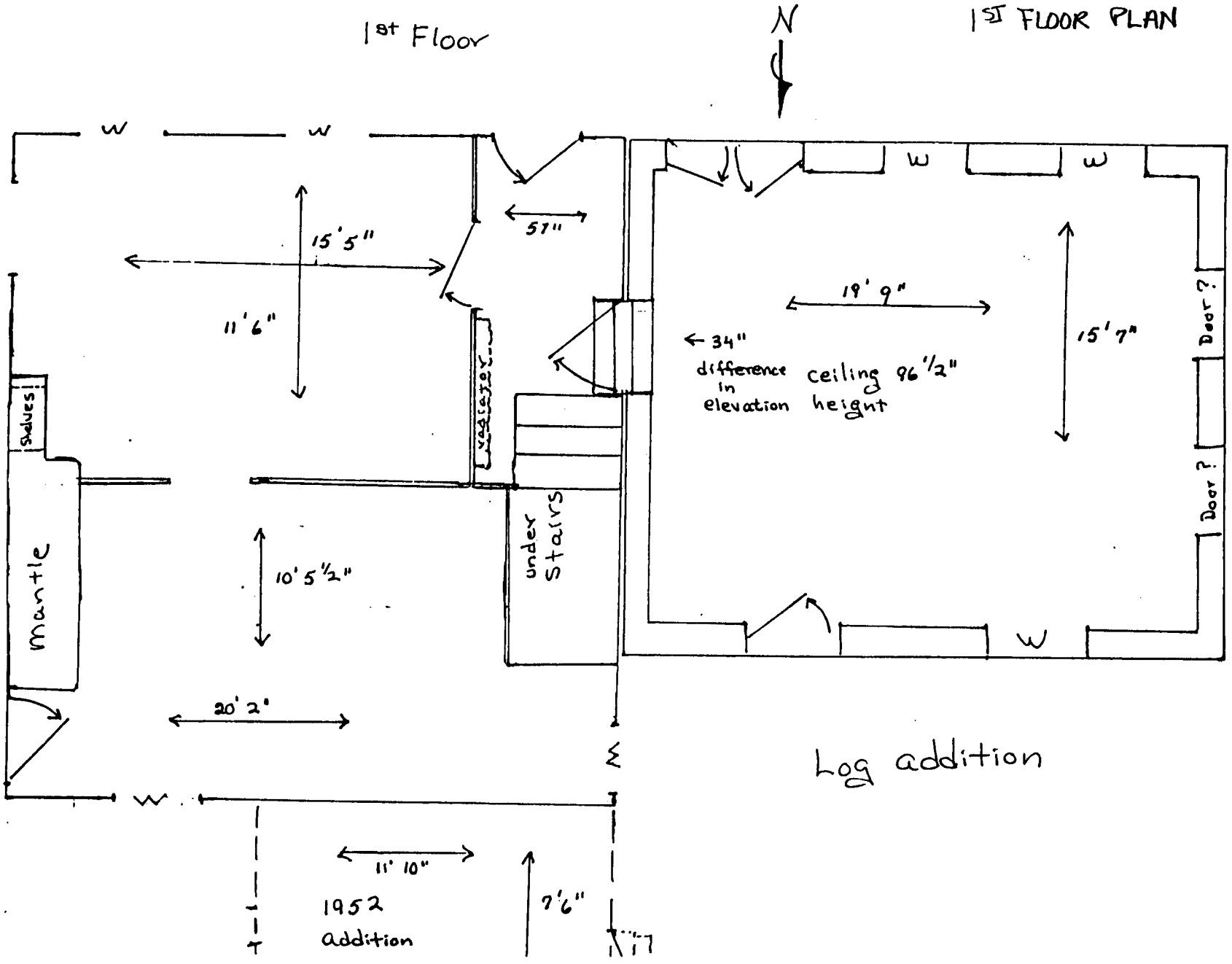
not to scale

JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
1ST FLOOR PLAN

201 W. Main St

1st Floor

Scale 1/4" = 1'

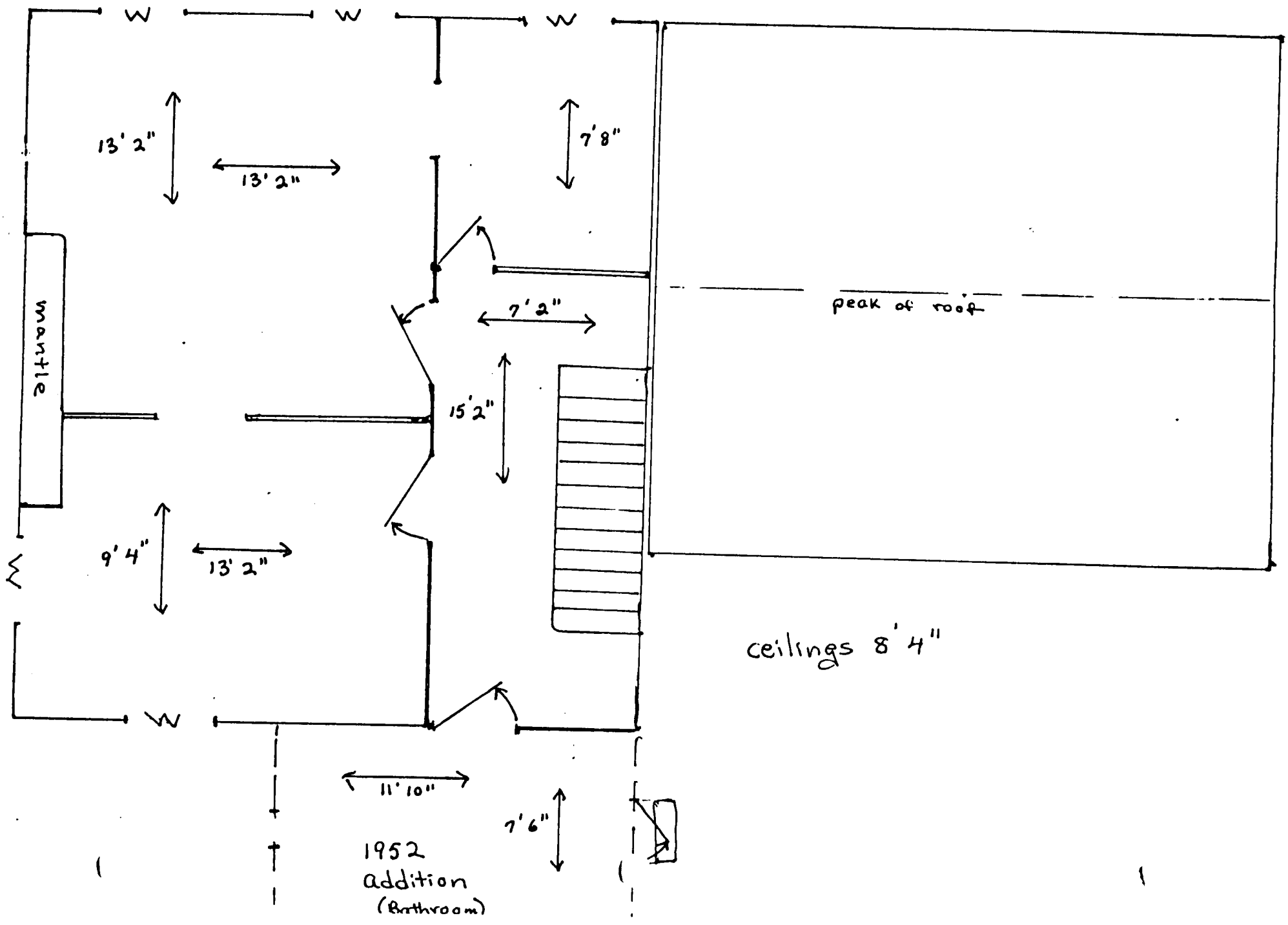


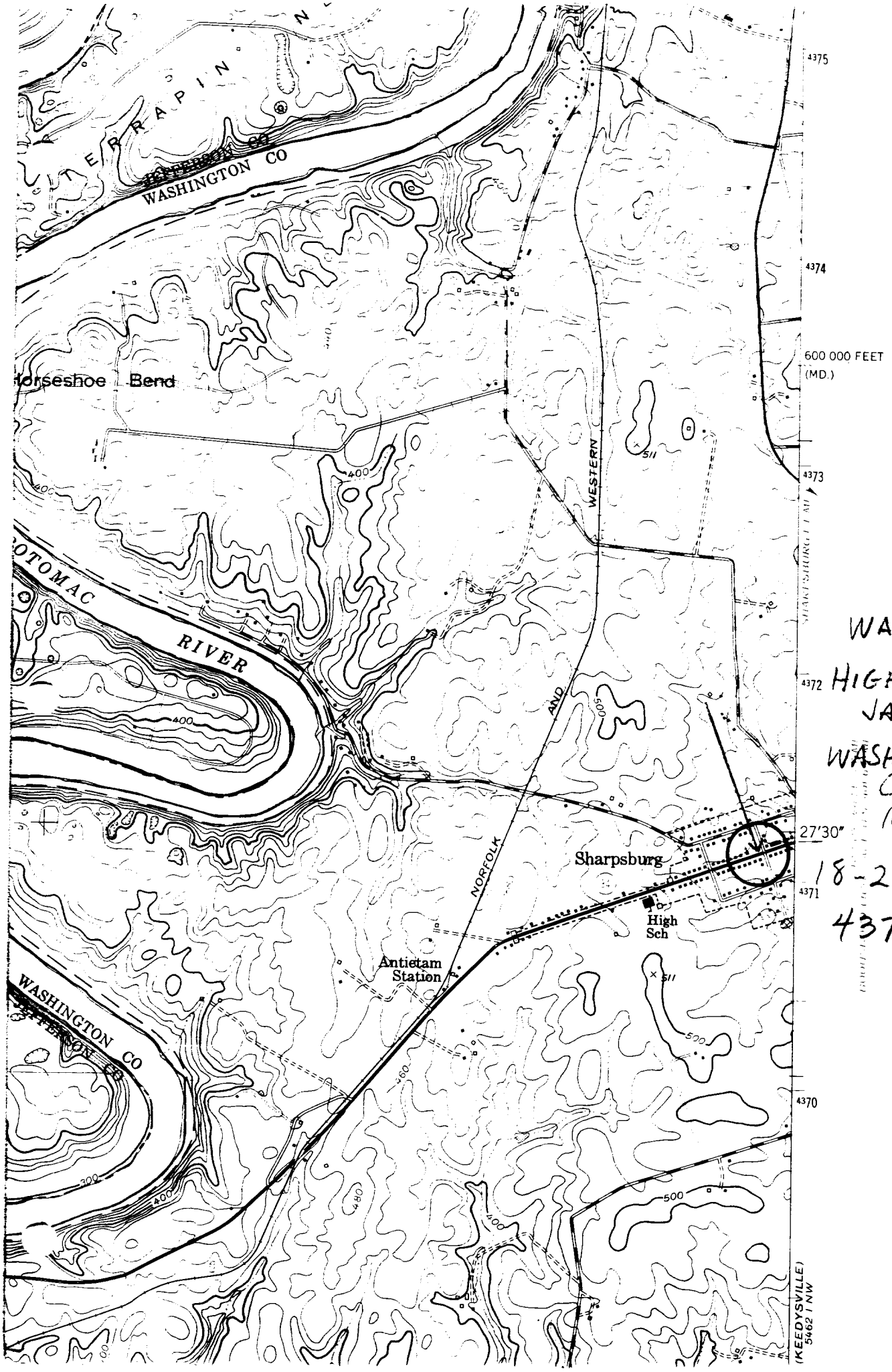
1/4" = 1 ft

201 W Main St
2nd floor

N

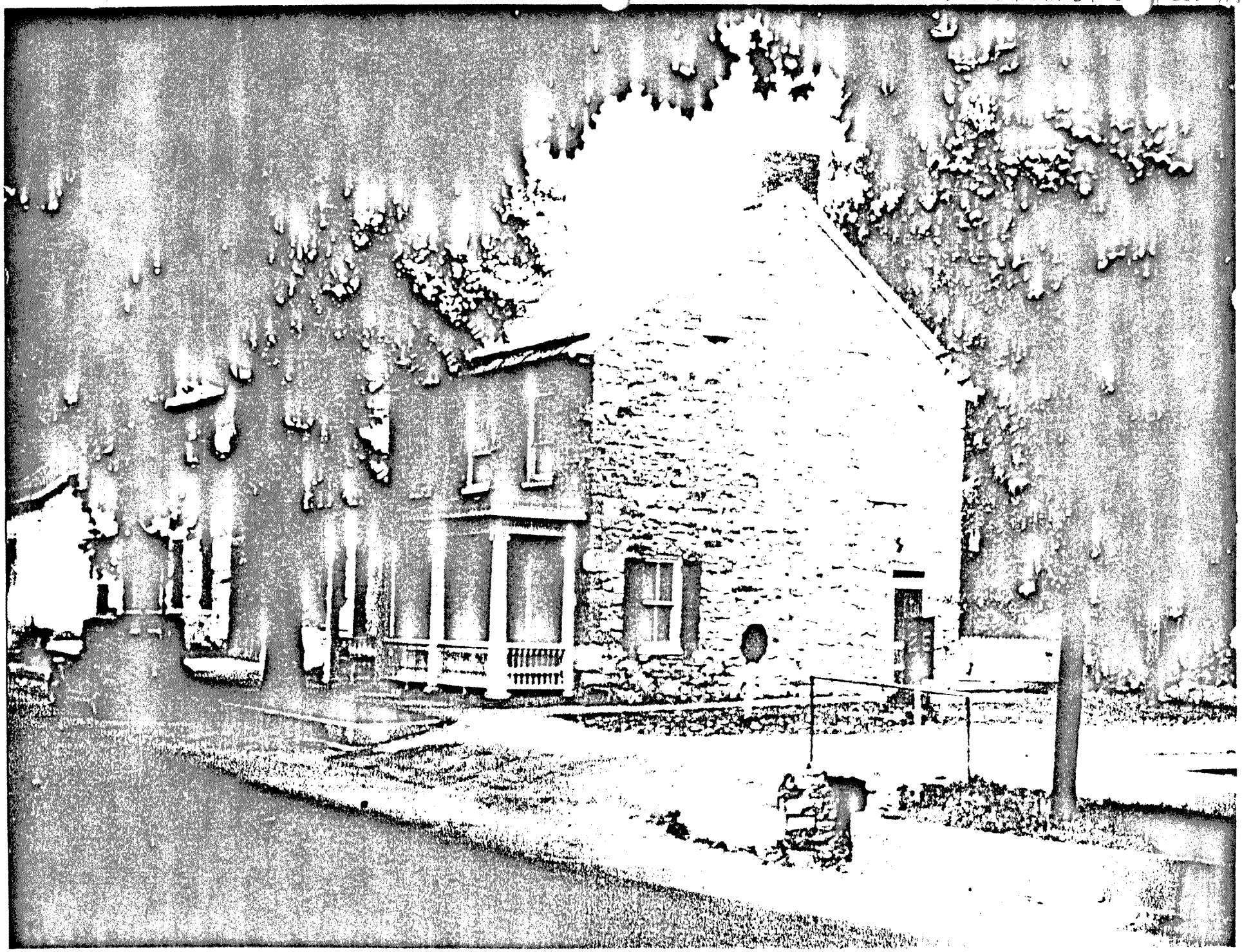
JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
2ND FLOOR PLAN





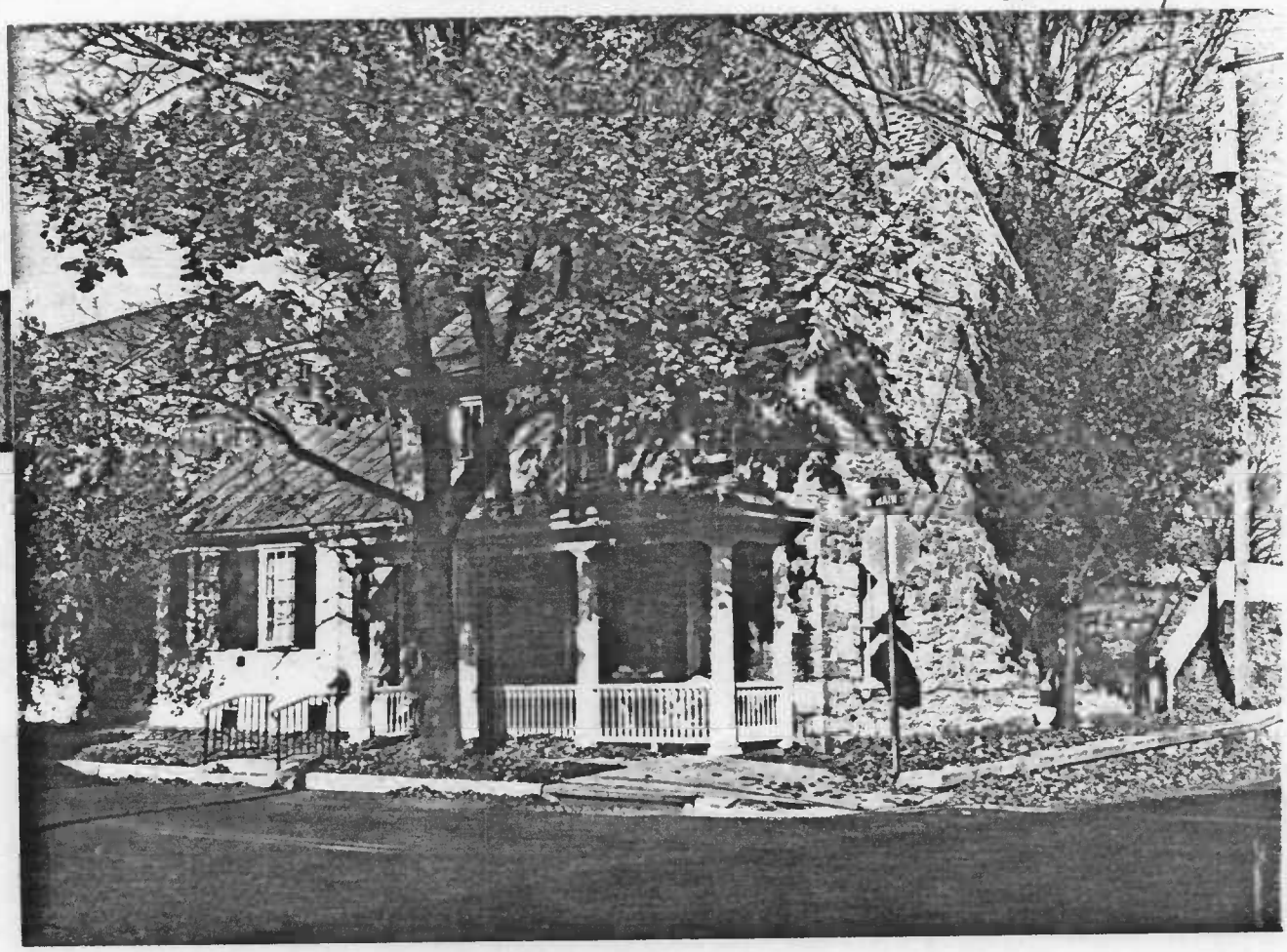
WA-II-514
HIGHBARGER, JACOB, HOUSE
WASHINGTON COUNTY, MARYLAND
18-263220-4370940

Ca. 1920 Jacob Highberger House
201 W. Main St. Smithsburg, MD



WA-II-514

WA-11-514



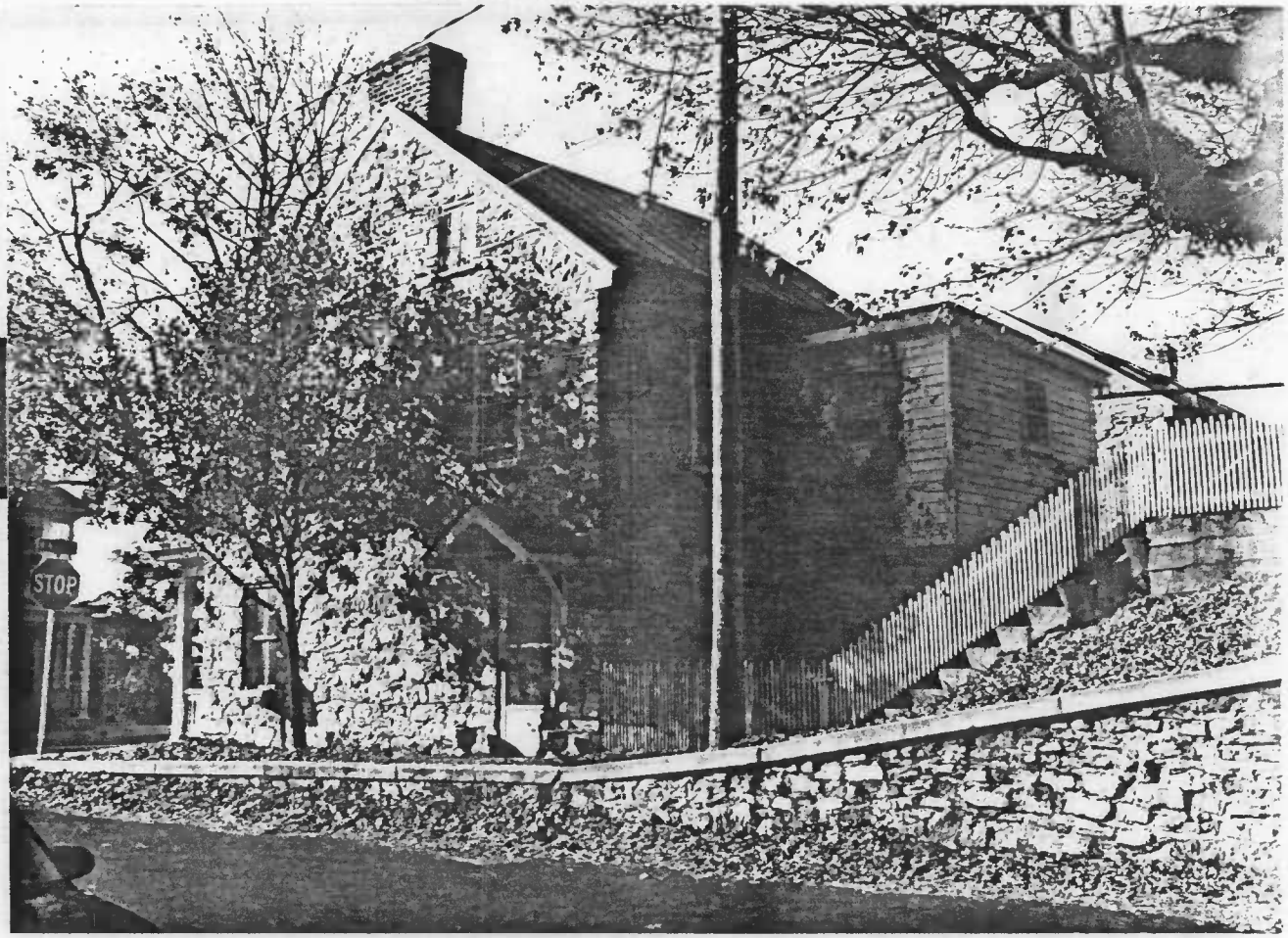
Jacob Highberger House, WA-II-514
WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
L. Wallace
MD SHPO

NW view

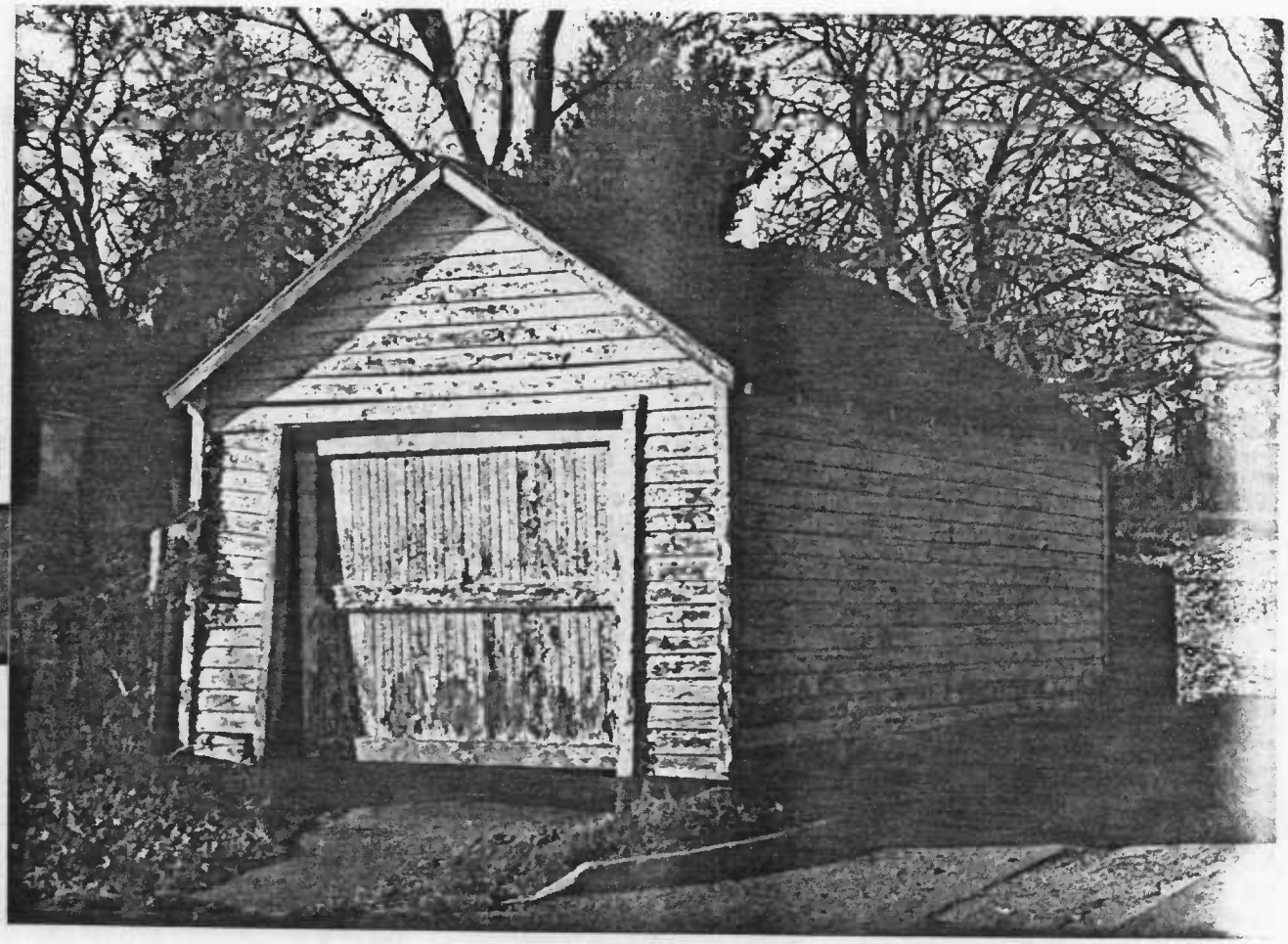
#1 of 19

Jacob Highberger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
L. Wallace
MD SHPO
NE view

#2 of 19



WA-11-514



Jacob Highberger House, WA-II-514
201 W. Main St. Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

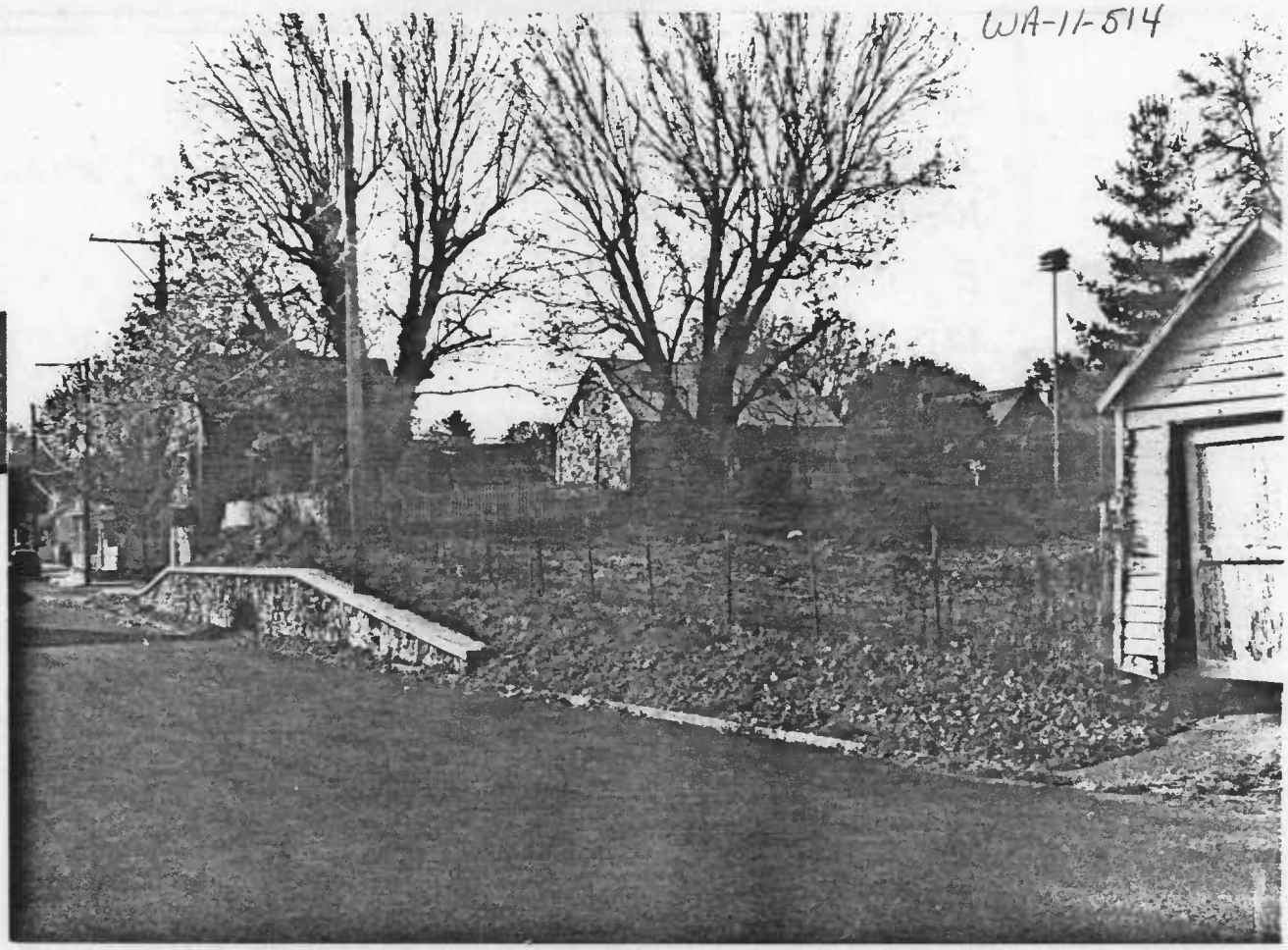
SW view

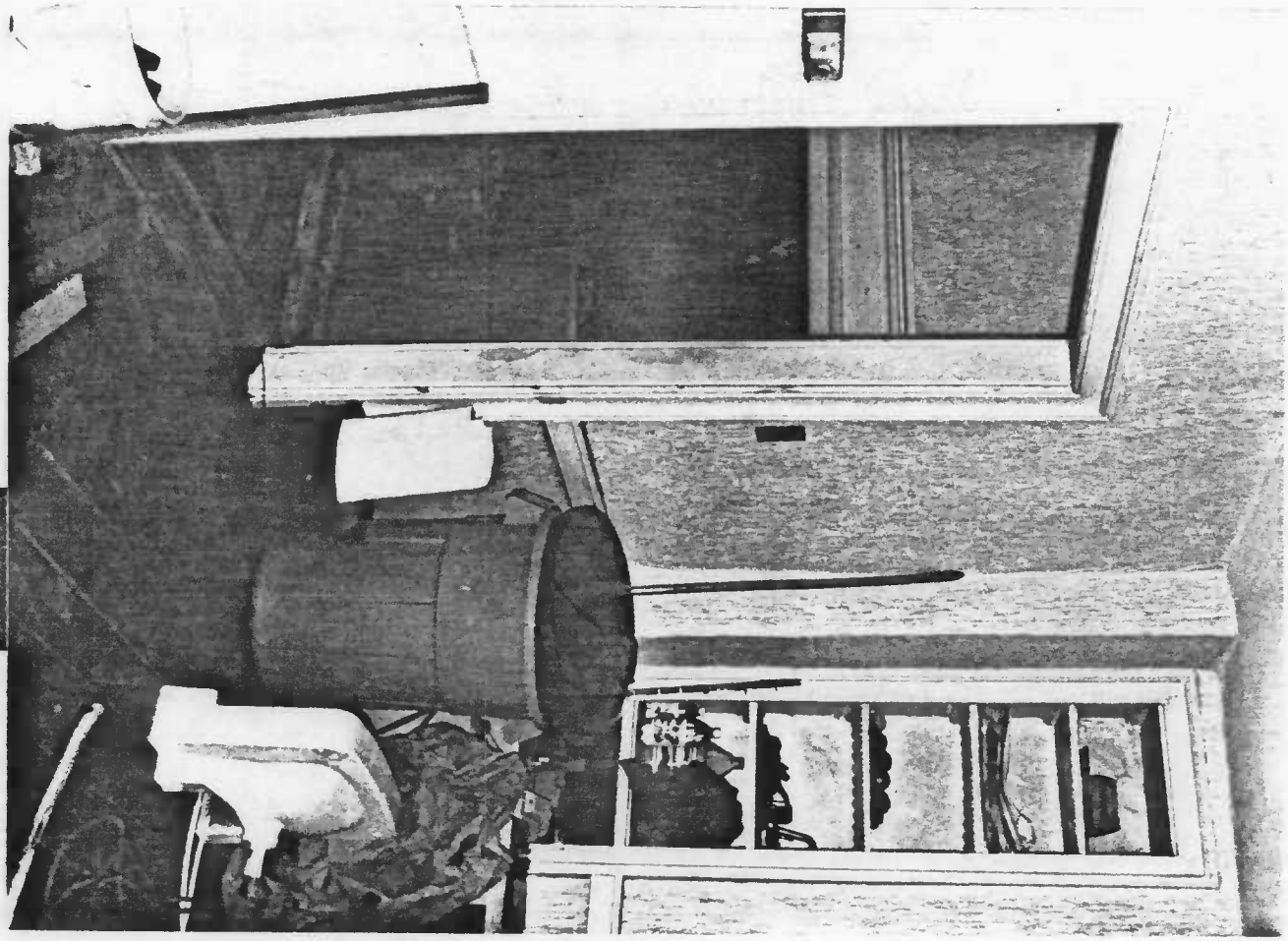
#3 of 19

Jacob Highberger House, WA-II-514
201 W. Main St., Sharpsburg, MD, Washington Co.
10/01
E. Wallace
MD SHPO
Garage, SW view

#4 of 19

WA-11-514





Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, MD, Washington Co.
10/01
E. Wallace
MD SHPO
SW view from NE corner of property

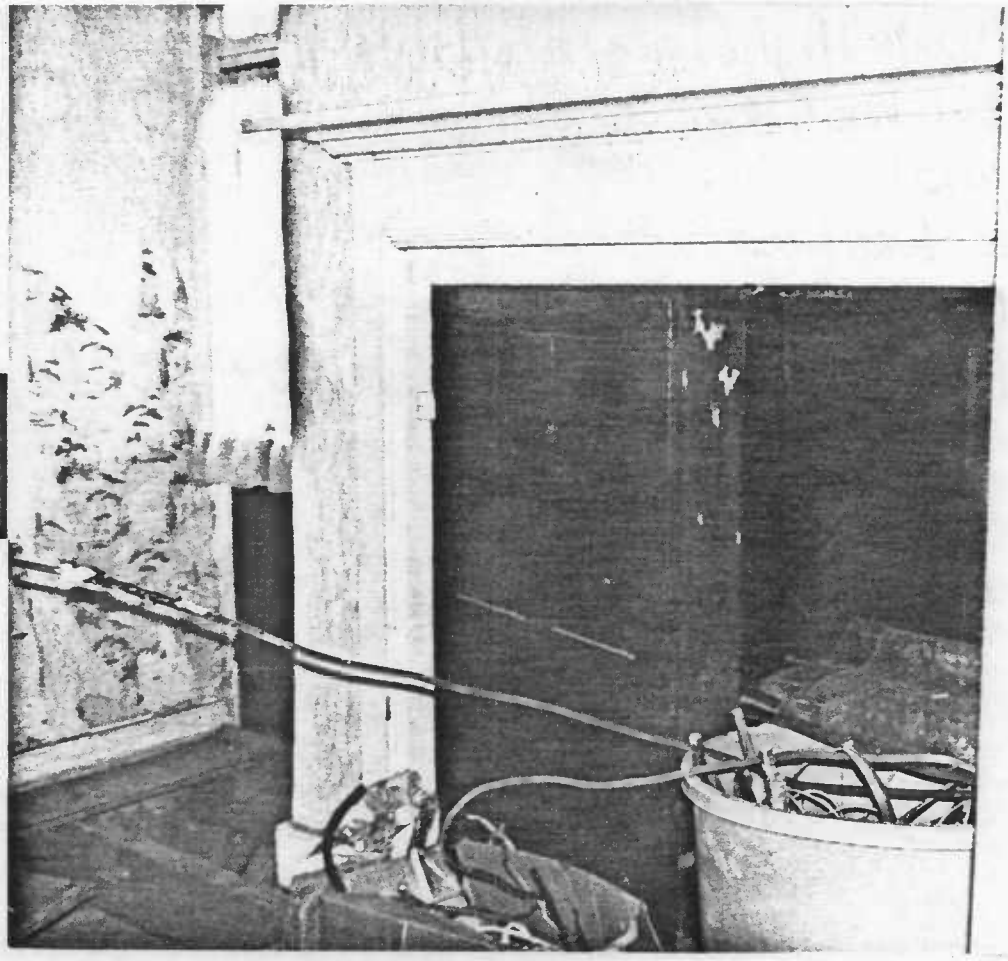
#5 of 19

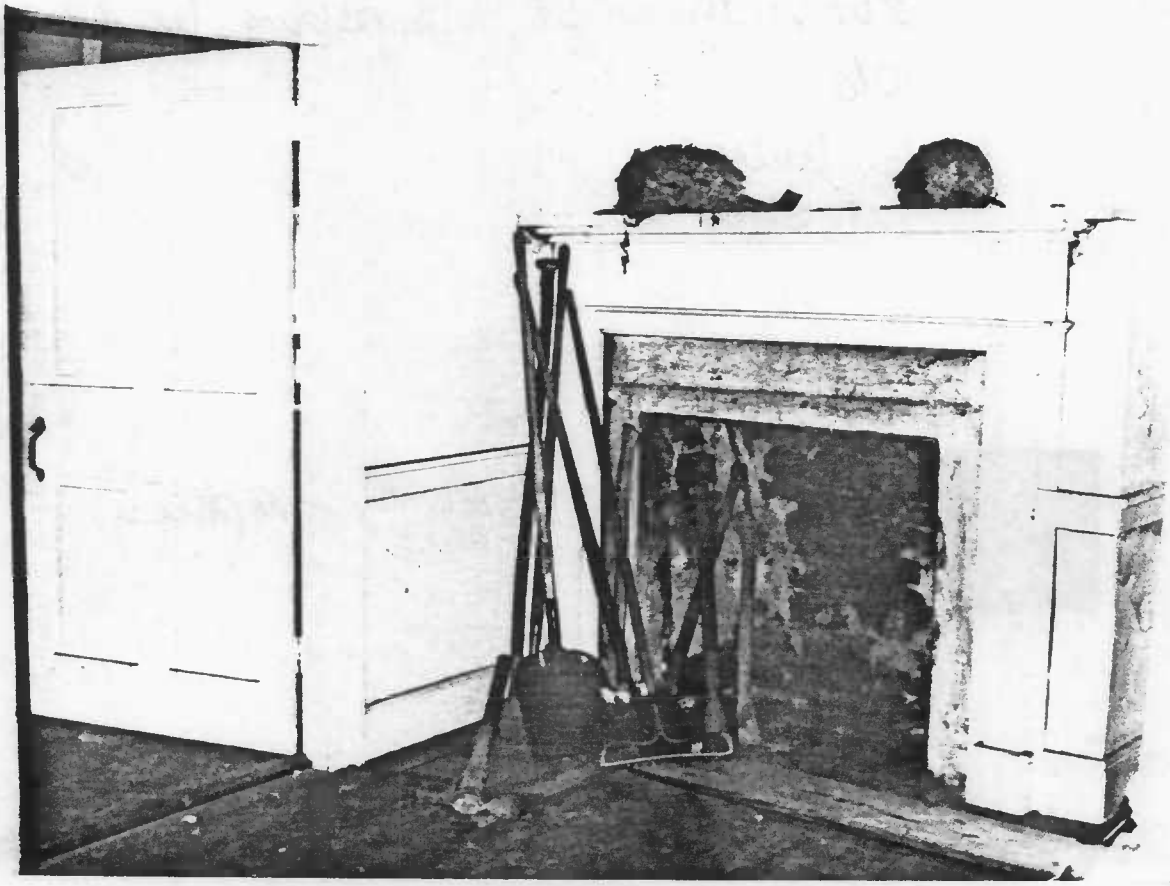
Jacob Highbarger House, WA-II-514
201 W. Main St. Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Interior, parlor, SE room

#7 of 19

WA-11-514





Jacob Highbarger House, WA-II-514
201 W. Main St. Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO
Interior, NE room, original kitchen, fireplace

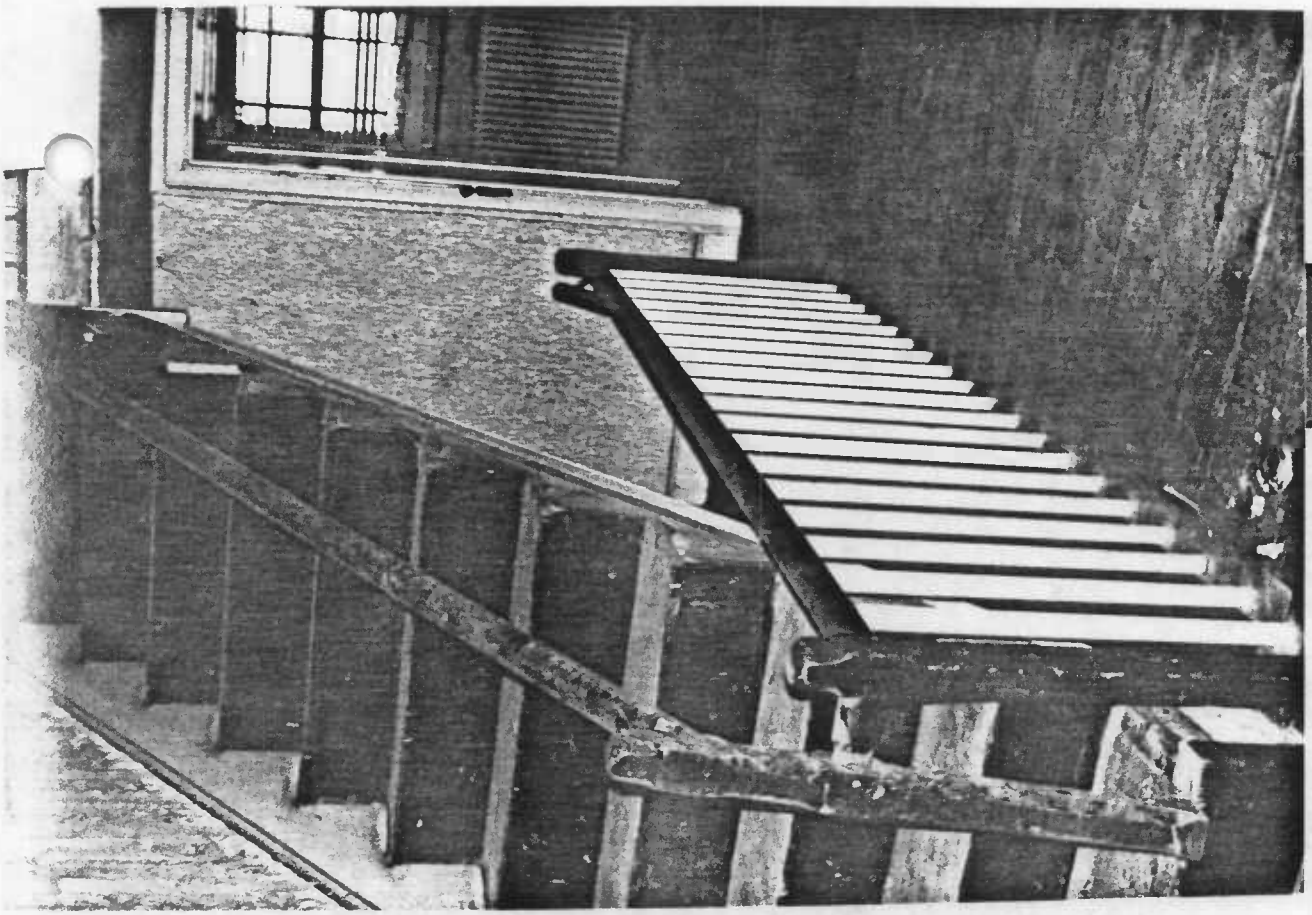
#8 of 19

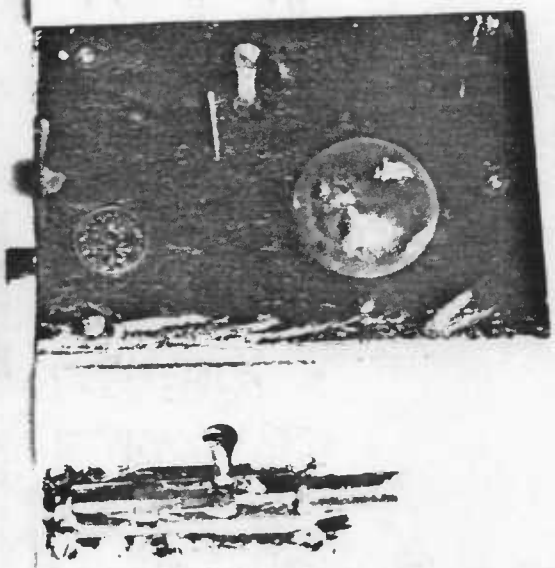
Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Second floor, SE room, fireplace

#9 of 19

WA-11-514





Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Second floor, NE room, Carpenter Lock

#10 of 19

Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Staircase, Second to third floor

#11 of 19

WA-11-514

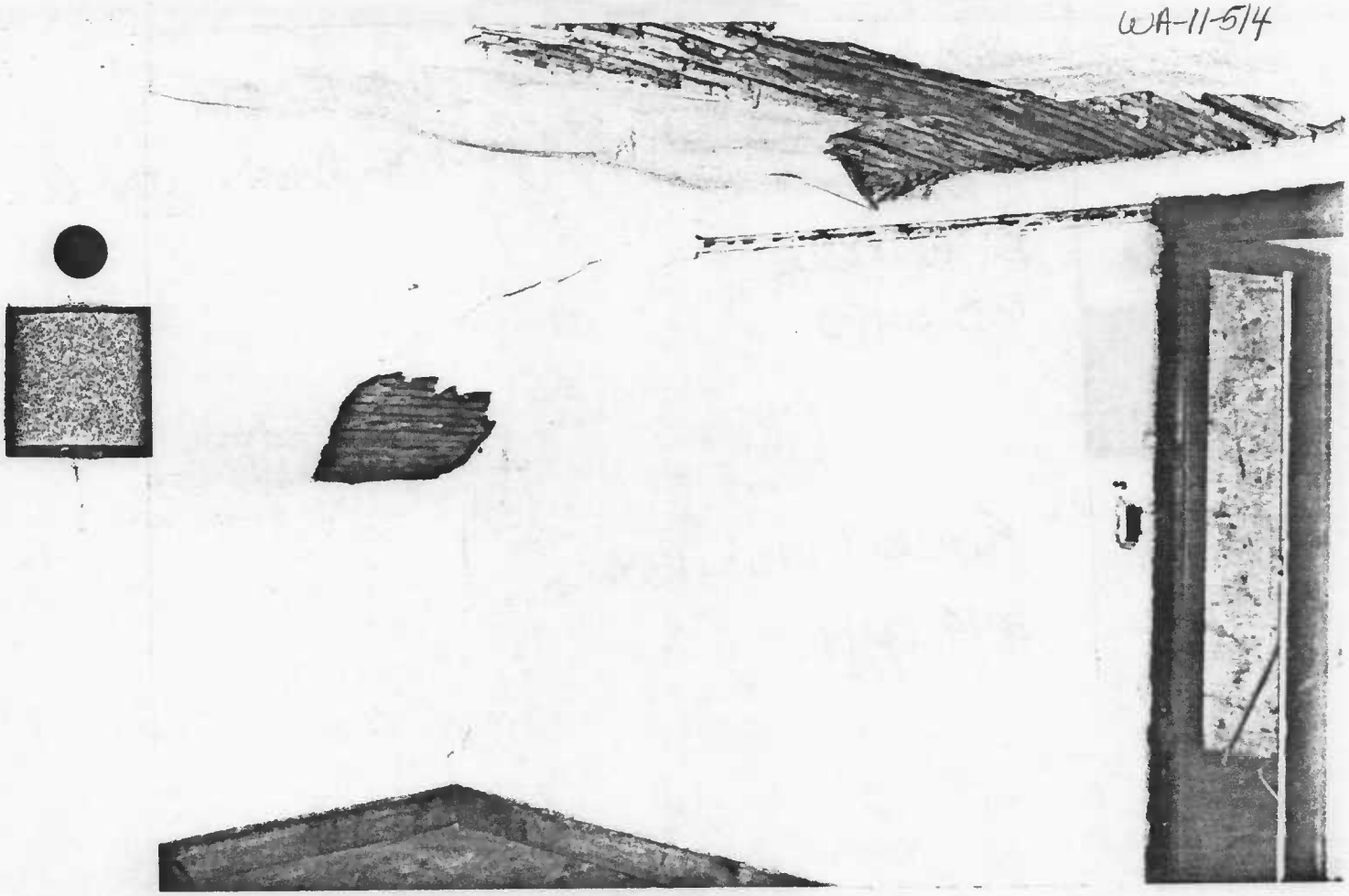
Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

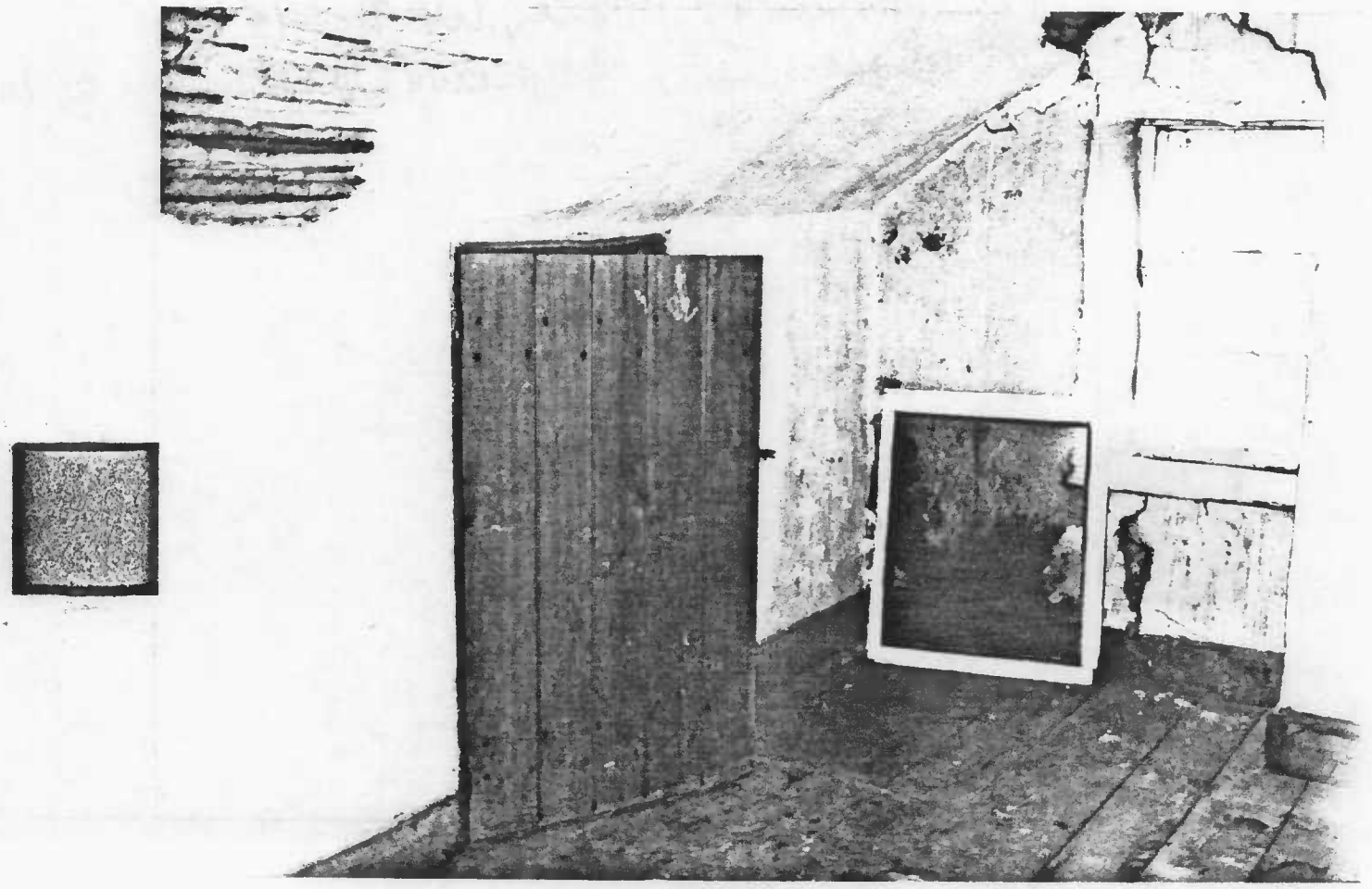
Stairs, attic level landing, 19th century wall paper,
#12 of 19

Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Detail, stairs, attic level, with original paint
#13 of 19

WA-11-514





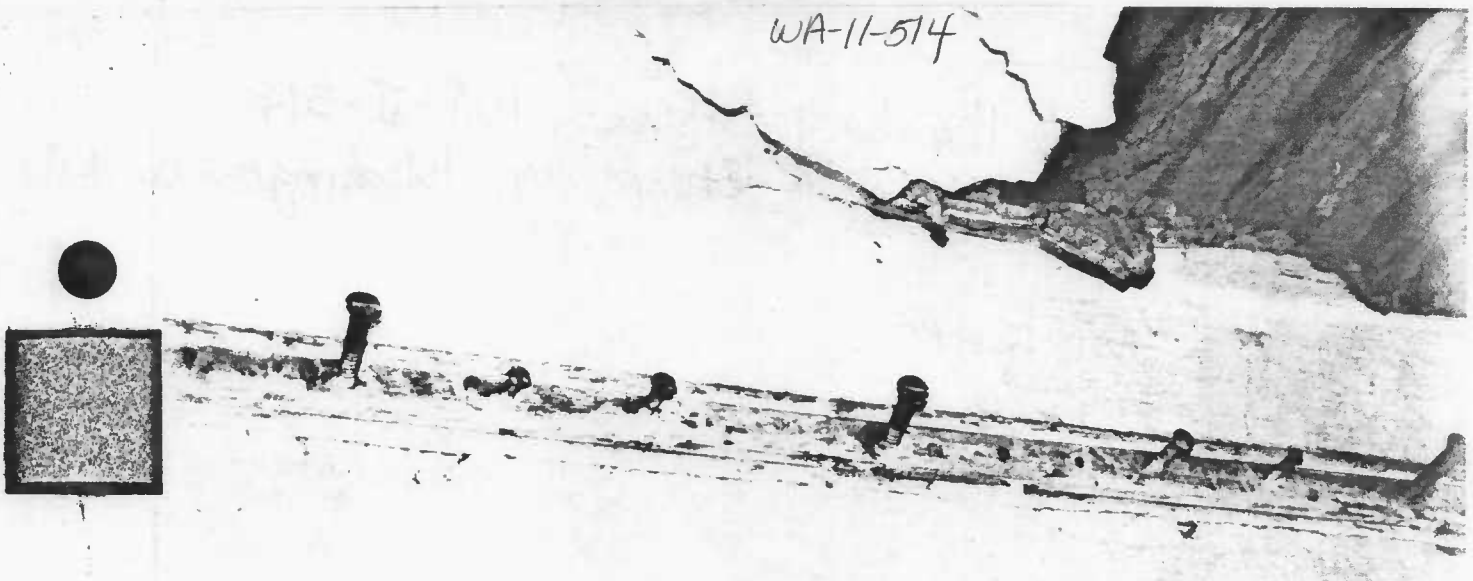
Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

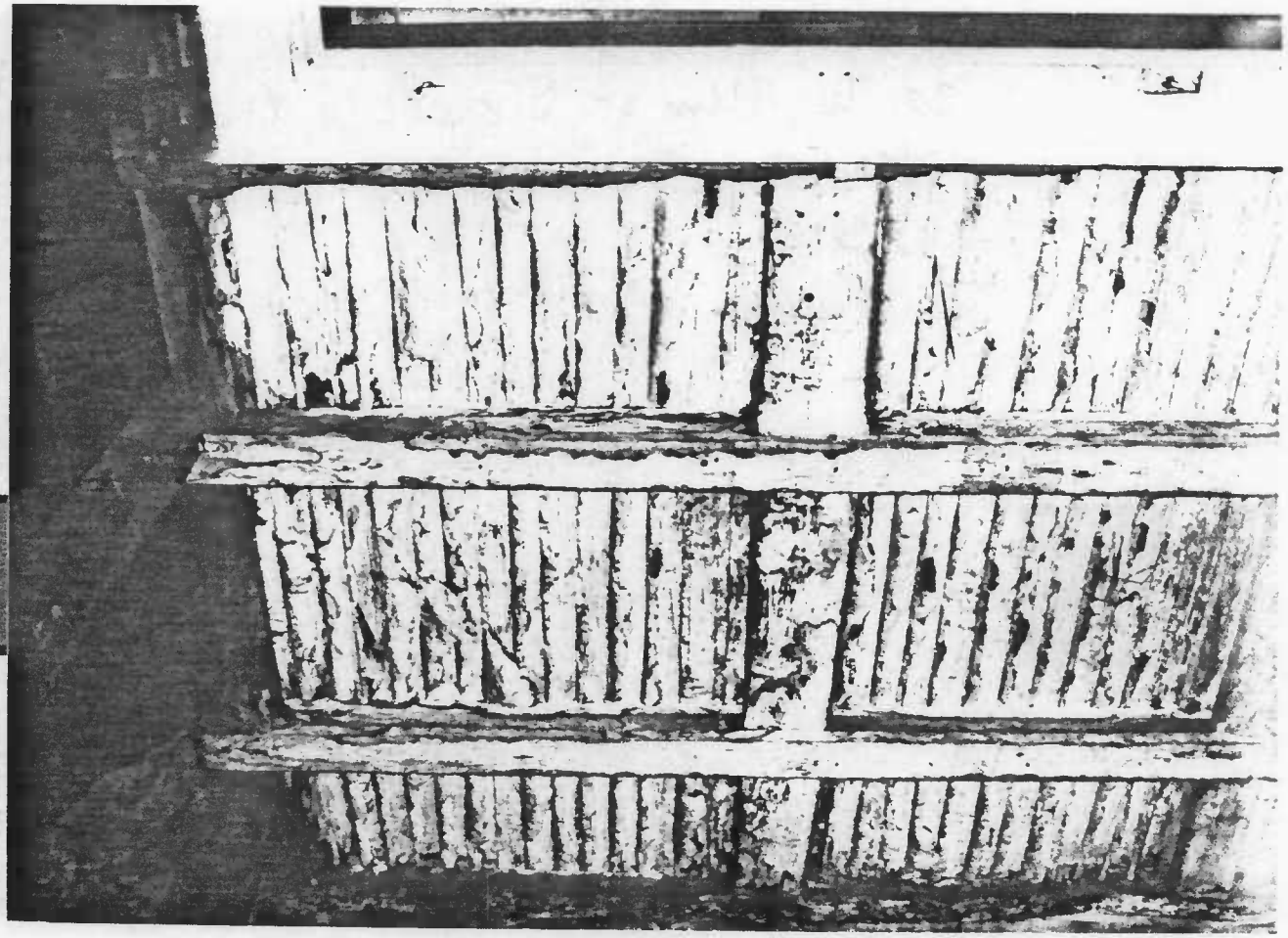
Finished attic Room
#14 of 19

Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
E. Wallace
MD SHPO

Finished attic room
#15 of 19

WA-11-514





Jacob Highbarger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
MD SHPO
E. Wallace

Attic room, detail, peg rail with screws used as pegs.

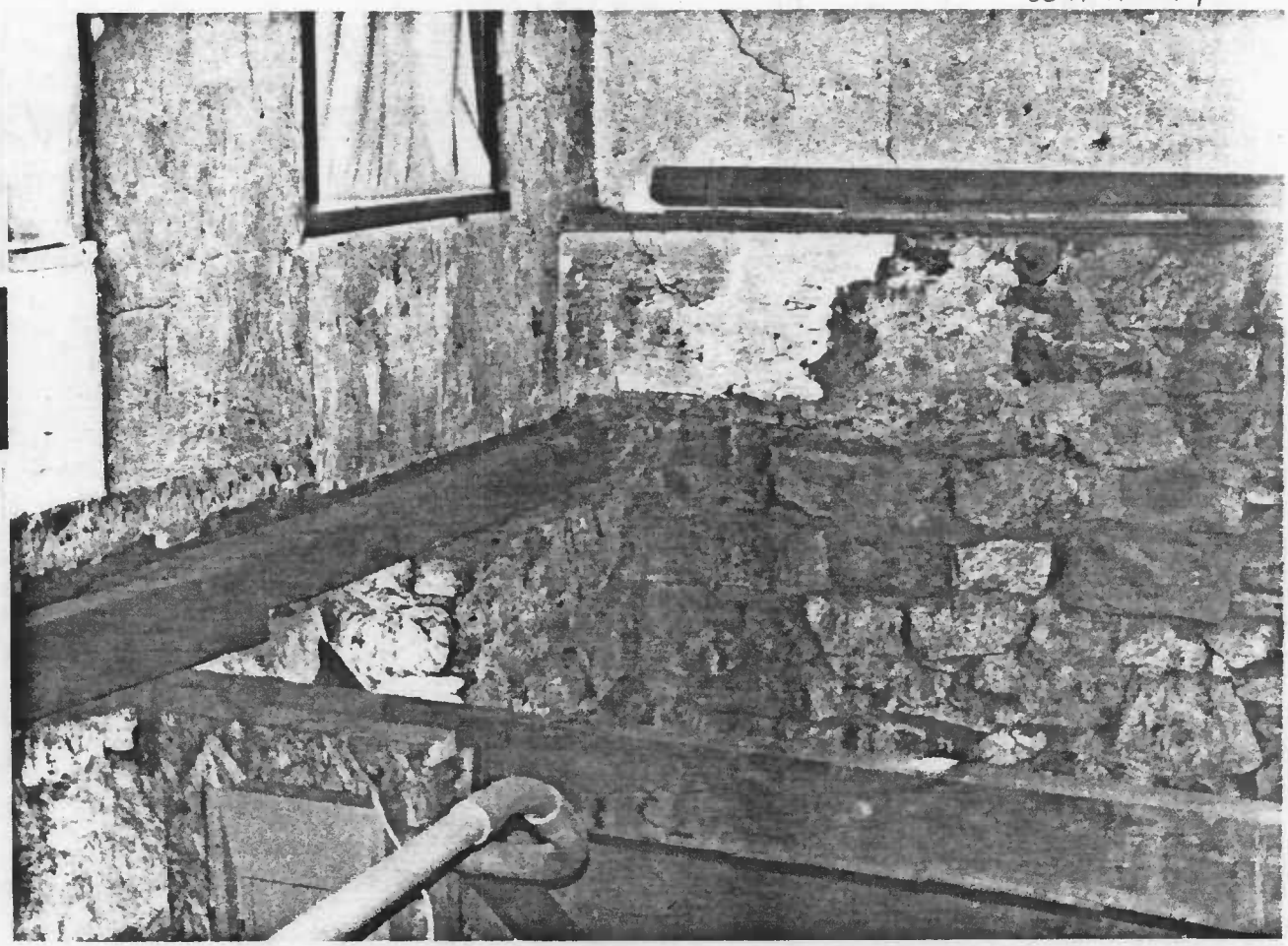
#16 of 19

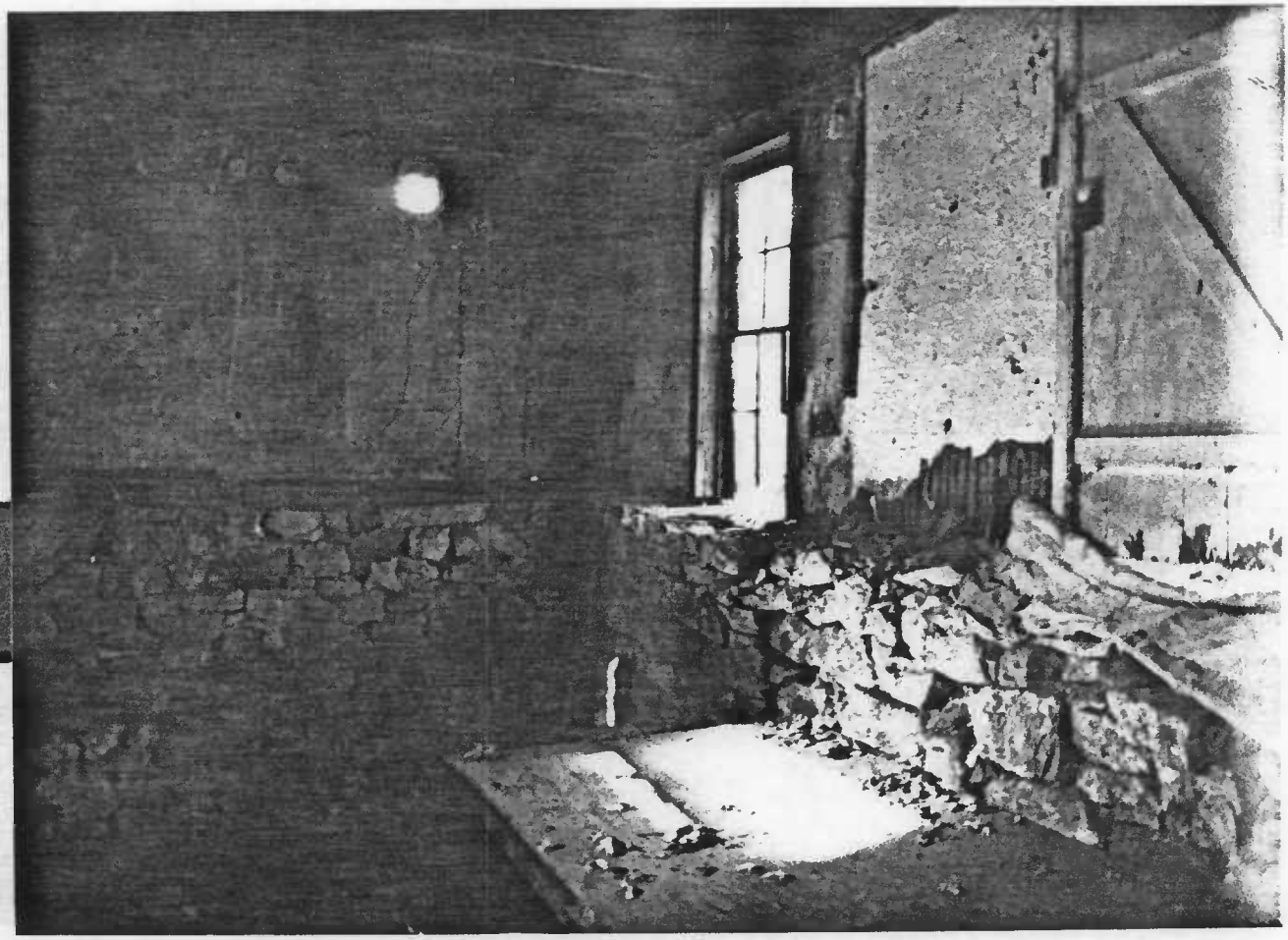
Jacob Highbarger House, WA-II-514
201 W. Main St. Sharpsburg, Washington Co. MD
10/01
MD SHPO
E. Wallace

Attic, "ham room"

#17 of 19

WA-11-514





Jacob Highberger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
MD SHPO
E. Wallace

Interior, log workshop addition

#18 of 19

Jacob Highberger House, WA-II-514
201 W. Main St., Sharpsburg, Washington Co. MD
10/01
MD SHPO
E. Wallace

Interior, workshop addition

#19 of 19

SITE NUMBER: WA-II-514
ADDRESS: 201 West Main Street, Sharpsburg, MD
OWNER/LOT NUMBER/ACCESS: Charlotte B. Davis, 208-573, private
BUILDING DATE: c. 1790s

201 West Main Street is a south-facing, horizontally massed, symmetrical, three-bay, two-and-a-half-story, rock-faced stone, freestanding, residential structure with a one-story log section that may pre-date the main structure. The building is set directly at the public-right-of-way. The stone work is more evenly coursed on the front facade and is more randomly laid on the remaining elevations. The standing seam metal, side gable roof has two interior endwall brick chimneys in the main portion of the building. A flat-roof, open porch extends across the facade of the main block and is supported by squared Tuscan posts and pilasters connected by a slat rail. The recessed west-bay entrance consists of a glazed, Craftsman door topped by a four-light transom. A secondary entrance is located in the one-story block and is comprised of a set of paneled double doors topped by a five-light transom. This entrance is raised above the graded sidewalk and has no steps leading up to it, thus rendering it inaccessible from the street. The fenestration consists of single, rectangular, wooden sash, double-hung, windows in a variety of sash configurations (including 6/6, 9/6, and 2/2) with stone sills. Windows in the one-story block have shutters. The one-story section appears to be constructed of log with log cross bracing.

According to the owner of the house, this house and its neighbor, 205 West Main, were constructed by the Piper brothers in the 1790s. However, this has not been substantiated. According to a 1963 map by James Bowlby, recreating the town as it existed at

the time of the battle of Antietam, it appears that at least the one-story block was on this site in 1862. A plaque on this portion of the building confirms this. The entire building as it stands today with the stone and log portions is noted on the 1877 map of the town as being owned by J. Highberger. The building in its entirety also appears on the 1922 Sanborn as 110 West Main Street. It also shows two unidentified small structures in the property.

The building is within the Western Maryland Geographic Organization, the Development Period of Rural Agrarian Intensification, and falls within the Historic Period Theme of Architecture, Landscape Architecture and Community Planning.

Prepared by Julie Mueller, June 1991

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WA-II-514

Magi No.

DOE __yes __no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Hays/Highbarger/Roulette House

and/or common

2. Location

street & number 201 West Main Street ___ not for publication

city, town Sharpsburg ___ vicinity of congressional district

state Maryland county Washington

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	___ not applicable	X no	___ military	___ other:

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

name Charlotte Roulette Davis

street & number 201 West Main Street telephone no.: 301-432-8956

city, town Sharpsburg state and zip code MD 21782

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse liber 208

street & number Summit Avenue and West Washington Street folio 573

city, town Hagerstown state MD

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. WA-II-514

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Setting

The Hays/Highbarger/Roulette House is located in Washington County at 201 West Main Street in Sharpsburg. It is prominently sited at the northwest corner of Hall and Main Streets, Main Street being Sharpsburg's principal east-west thoroughfare. The property includes the c. 1790s stone and log house which is located directly at the public-right-of-way and a rear yard with mature trees and plantings. The lot measures 51.5' x 206'.

Due to the slope of the lot, the rear yard is accessed by a set of steps at the eastern edge of the lot. The yard contains trees and rose bushes that were on the property when it was purchased by the Roulette family at the beginning of the 20th century. There is a GEM cistern that is filled with rain water carried by a pipe from the roof of the house.

The east edge of the lot has a retaining wall that was built when Hall Street was lowered in the 1960s.

Concrete paving around the house was poured in 1917, according to a date imprinted in it by the side entrance to the house. The paving was purposefully grooved by the current owner's father to prevent roller skaters from skating on their property.

Exterior

201 West Main Street is a south-facing, horizontally massed, symmetrical, three-bay, two-and-a-half story, rock-faced stone, freestanding, residential structure with a one-story log section that may pre-date the main structure. The building is set directly at the public-right-of-way.

The frame section has hand-hewn logs with a post at the corners and bracing. Wood pegs hold the logs in place. Original chinking was replaced in the 1930s by cement. There are no nails in this section of the house, according to the current owner.

The stone work is evenly coursed on the front facade of the main building and is more randomly laid on the remaining elevations. Some of the old mortar was replaced by cement in the 1930s, specifically on the rear elevation where ivy had caused deterioration to the mortar joints. Other than this minor repointing, the house has never received other repairs to the exterior, according to the current owner.

(continued...)

8. Significance

Survey No. WA-II-514

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

Specific dates c.1790s **Builder/Architect** Piper Brothers?

check: Applicable Criteria: __A __B xC __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state x local

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

The Hays/Highbarger/Roulette House at 210 West Main Street is one of several stone houses in Sharpsburg, but appears to be among the few that may date to the 18th century. It is one of two houses (the other being 205 West Main) that are believed to have been constructed in the 1790s by two Piper brothers, however, this has not been substantiated (information from current owner based on information given to her c. 1945 by Webster Piper).

Originally lot #130, the property was bequeathed by Joseph Chapline, the founder of Sharpsburg, to his daughter Sarah in his 1769 will. The Hays family purchased the eastern half of the lot on the corner of what is today Hall and Main Streets from Sarah in 1819. Neither the deed nor tax records from the early 19th century refer to the house. According to a 1987 walking tour brochure of the town written by Betty Otto, Hays (spelled Hayes in the brochure) was a doctor who opened his office in the log portion of the house. The Hays family owned the property until 1832 when it was sold to Jacob Highbarger. The house may have served as a hospital or the Highbargers may have taken in wounded soldiers after the Battle of Antietam. According to the 1862 walking tour brochure of the town produced by Clifton Smith, this house was "identified by an aged veteran some years ago as the house where he was cared for after the battle." The Highbargers owned the property until 1877 when they sold it to Oliver T. Reilly. However, Highbarger is noted as the owner on the 1877 map of the town. At that time, the land still retained its original lot number.

(continued....)

9. Major Bibliographical References

Survey No. WA-II-514

See attached sheets

10. Geographical Data

Acreage of nominated property .24

Quadrangle name Shepherdstown, WVA-MD

Quadrangle scale 7.5

UTM References do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification Lot 208/573 in Sharpsburg, bounded by West Main Street on the south and North Hall Street on the east.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Julianne Mueller

organization

date July 1991

street & number 2730 Ordway Street, N.W.

telephone 202-364-6594

city or town Washington, D.C.

state

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

PS-2746

SURVEY NO. WA-II-514

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:

STATEWIDE HISTORIC CONTEXT

Geographic Organization: Western Maryland

Chronological/Development Periods: Rural Agrarian Intensification

Historic Period Theme: Architecture, Landscape Architecture, and Community Planning

Resource Type:
- Category: buildings
- Historic Environment: small, rural town
- Historic Function and Use: residential
- Known Design Source: unknown

The standing seam metal, side-gable roof has two interior endwall brick chimneys in the main portion of the building. A flat-roof, open porch extends across the facade of the main block and is supported by squared Tuscan posts and pilasters connected by a slat rail. The porch was built by the current owner's father in the 1910s. The recessed west-bay entrance consists of a glazed, 1940s door topped by a four-light transom. A secondary entrance is located in the one-story block and is comprised of a set of paneled double doors topped by a five-light transom. This entrance is raised above the graded sidewalk and has no steps leading up to it, thus rendering it inaccessible from the street. A third entrance is located in the east facade.

The fenestration consists of single, rectangular, wooden sash, double-hung, windows in a variety of sash configurations (including 6/6, 9/6, and 2/2) with stone sills. Windows in the one-story block have shutters.

Interior

The main house has a side hall plan with the staircase lining the west wall of the narrow hallway.

The entrance has a glazed door that was installed in the early 1940s when the current owner's husband left to serve in World War II. He wanted her to be able to see who was at the door without actually having to open it. The original door is stored in the attic.

To the right of the entrance is the entry into the living room. This room has original flooring and chair rails. There are two windows facing the Main Street and a third window facing Hall Street. This window was put in by the current owners father when she was a child. There is a niche in this wall that is lined with shelves. During the owner's childhood, there was a door to the niche, creating a small closet that held toys. A wide opening leads from this room into what is now a dining area. This room has a large fireplace on the east wall and originally served as the kitchen. A door next to the fireplace leads outside. There is a small window on the north elevation. A second wide opening from this room leads into what was once a pantry. This has been converted into a winter kitchen with a small window on the west elevation. This window was punched out in the 1930s.

There is no cellar under this portion of the house.

At the top of the landing on the second floor is a one-story addition which is at ground level at the back of the house(due to the steep slope of the property). This addition was at one time an open porch, but was enclosed for a bathroom. At the front of the hallway there is a small room that once served as the cloths room. Wood planks that once held hooks are still located on its walls. The current owner's father put a doorway from this room into the front bedroom and converted it to a nursery.

The front bedroom also has an entrance from the hallway (with a four-panel door). The room has a large fireplace, a chair rail, and original flooring. A door leads from this room into a small back bedroom that is also accessible from the hallway. A closet has been installed in this room.

All rooms in the house have baseboards.

The attic contains two rooms that were finished by the current owner's husband. Her father hung newly cured hogs from their farm in the attic in the winters during her childhood.

The log section originally had one room that was divided into two by the current owner's father. He also cut a doorway from the hallway of the main house into the log addition. The room closet to the main house serves as a summer kitchen, while the other room serves as a storage room. There is a full cellar under the log section.

John and Myrtle Roulette moved to the house in 1908 shortly after the birth of their first daughter, Charlotte, in their home farther west on Main Street. They purchased the site in 1910 from the Reillys and it has remained in the Roulette family ever since. As more children were born, they needed additional space and therefore moved to the family farm in 1920. At that time the house was light by kerosene lamps. For approximately 12 years the house was leased to a hired hand. When Charlotte was married in 1932, she purchased the house from her parents and moved in with her husband. She has been living there ever since. According to her, the log portion is believed to have been constructed as a trading post. It was later used as saddler's shop, then Dr. Hay's office. It was occupied by a grocery store at the time her parents moved to the house. They closed the grocery, built the partition wall, and used the storage area for her father's carpentry tools.

The chain of title was traced to 1819.

March 7, 1819 (DD/535), Deed, Sarah Chapline to Joseph C. Hays "for the sum of one dollar common money that lot in Sharpsburg...known by one hundred and thirty...together with all and [illeg.] the houses outhouses buildings improvements...the said Joseph C. Hays yielding and paying there for unto Joseph Chapline the proprietor of said town..."
August 7, 1832 (NN/458), Deed from Joseph to Jacob Highbarger for the sum of $45
March 20, 1877 (75/296), Deed from Jacob and Catherine Highbarger to Elias Spong
January 28, 1896 (104/404), Mortgage from Elias Spong to Oliver T. and Annie K. Reilly
January 31, 1896 (104/404), Deed from Henry M. and Emma A. Miller to Oliver T. Reilly
October 25, 1910 (134/456), Deed from Oliver T. Reilly to Walter and Myrtle Roulette for the sum of $1910
May 13, 1933 (193/261), Deed from John W. and Myrtle I. Roulette to Charlotte I. Roulette for the sum of $1000
February 11, 1939 (208/573), Deed from Charlotte I. Roulette Davis to John J. and Miona J. Roulette lot 130 for the sum of $5.

Significance

A preliminary architectural evaluation of the Hays/Highbarger/Roulette House was made in April 1991 by Julianne Mueller during a survey of Sharpsburg. At that time a survey site number WA-II-514 was assigned and it was determined that the house is a contributing element to Sharpsburg's historic architectural character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in June 1991. The summary provides a basic description of the building and places it with the Maryland Comprehensive State Historic Preservation Plan:

State Historic Context (Western Maryland Geographic Organization; the Development Period of Rural Agrarian Intensification; the Historic Period Theme of Architecture, Landscape Architecture, and Community Planning).

Upon the suggestion of members of the Sharpsburg community, the general history of the house was researched. It was concluded that the building is an excellent example of early stone construction in Sharpsburg and meets two of the following eligibility criteria (B and C) for listing on the Maryland Register.

Criterion A -- **The property is not associated with significant historical events.**

Criterion B -- **The property is associated with a significant person.** The property on which this house stands was bequeathed in 1769 by the founder of Sharpsburg, Joseph Chapline, Sr. to his daughter Sarah, who owned it until 1819.

Criterion C -- **The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect.** For the quality of its stone construction and its association with early stone construction in Sharpsburg, the Hays/Highbarger/Roulette House is a contributing element to the architectural significance of the town.

Criterion D -- **The property may provide important information about history or prehistory.** The property has not been assessed for its archeological potential. Because of its long association with this site, it is possible that late 18th- through 20th-century archeological remains might be found near the building.

Barron, Lee and Barbara. The History of Sharpsburg Maryland; Founded by Joseph Chapline 1763. Privately Published: 1972.

Davis, Charlotte Roulette, personal records.

Washington County Deeds and Tax Records.

MAPS:
1877 map (#32 from a series of Washington County maps)
1922 Sanborn Map

Tour and interview with current owner, July 1991

WA-11-514

SHARPSBURG

SHARPSBURG DIST

Scale 12¼ Rods to an Inch.

1877

POTOMAC ST.

MAIN ST.

PUBLIC SQUARE

ANTIETAM ST.

HIGH ST.

HAYES ST.

MILLER ST.

MECHANIC ST.

National Cemetery

Mrs Hartsaugher

J. J. High Burger

W. Thomas

J. Wilhelm

Hardware

F. C. M'F Comrs & Co

Mrs Grove

F. C. M'F Comrs

N

SHARPSBURG BUSINESS REFERENCES.

C. W. Adams & Co., (C. W. Adams and W. F. Blackford) Dealers in Dry Goods, Notions, Hardware, Queensware, Groceries, Hats, Caps and Carpets. Southeast corner of Public Square.

C. W. Porter, Proprietor of People's Saloon. Dealer in all kinds of Liquors, Wines, Brandies, &c. Public Square.

C. F. M. Russell, M.D., Physician and Surgeon. Office on Main street, 4 doors west of Public Square.

John Shay, Proprietor of "Shay House." Good accommodations at reasonable rates. Public Square.

J. C. Wilson, Dealer in Dry Goods and all kinds of Ladies and Gents' Furnishing Goods. Main street.

L. W. Puffenbarger, Dealer in Corn, Hay, Grain, Lumber, Coal, and all kinds of country Produce. C. and O. Canal, opposite Shepherdstown, W. Va.

J. B. Douglas, Collector of Tolls on C. and O. Canal. P. O., Shepherdstown, W. Va.

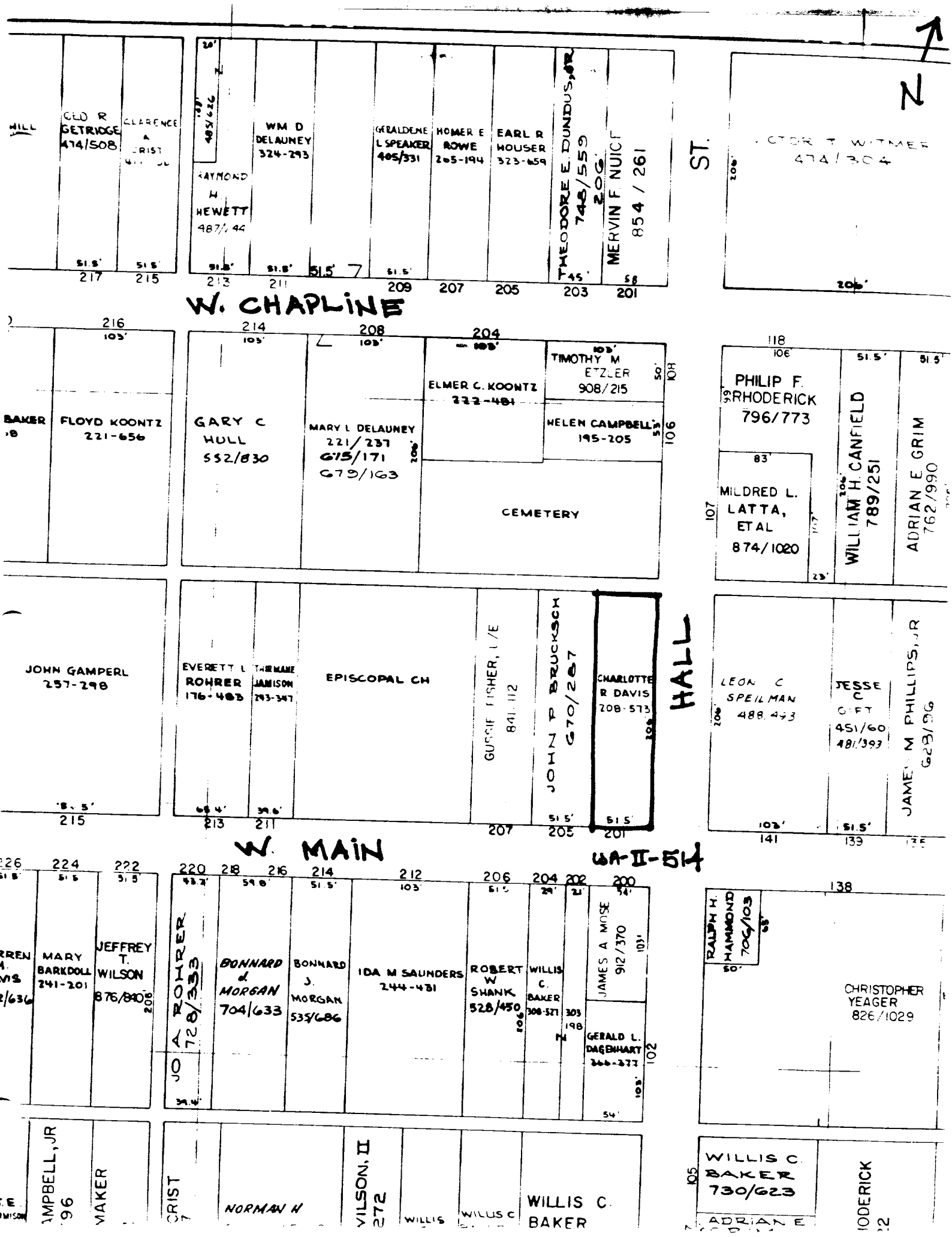
A. A. Biggs, M. D. Office on Public Square.

Morgan Miller, Justice of the Peace and Conveyancer. Deeds, Mortgages, &c., carefully prepared.

J. J. Collins, Professional School Teacher. Penmanship a specialty. P. O., Sh[illegible]

Jacob A. Myers, Proprietor of [illegible] Dealer in Grain, Flour, Feed, &c. [illegible] Served to order on short notice. 1 mile east of Sharpsburg.

Exhibit 2c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GEO R GETRIDGE 474/508
CLARENCE A CRIST
WM D DELAUNEY 324-293
RAYMOND H HEWETT 487/44
GERALDENE L SPEAKER 405/331
HOMER E ROWE 265-194
EARL R HOUSER 323-659
THEODORE E. DUNDUS, JR 748/559
MERVIN F NUICE 854 / 261
ST.
VICTOR T WITMER 474/304
217
215
213
211
209
207
205
203
201
W. CHAPLINE
216
214
208
204
BAKER
FLOYD KOONTZ 221-656
GARY C HULL 552/830
MARY L DELAUNEY 221/237 615/171 679/163
ELMER C. KOONTZ 222-481
TIMOTHY M ETZLER 908/215
HELEN CAMPBELL 195-205
CEMETERY
118
PHILIP F. RHODERICK 796/773
MILDRED L. LATTA, ET AL 874/1020
WILLIAM H. CANFIELD 789/251
ADRIAN E GRIM 762/990
JOHN GAMPERL 257-298
EVERETT L ROHRER 176-483
THERMANE JAMISON 293-347
EPISCOPAL CH
GUSSIE FISHER, L/E 841-112
JOHN P BRUCKSCH 670/287
CHARLOTTE R DAVIS 208-573
HALL
LEON C SPEILMAN 488-493
JESSE C GIFT 451/60 481/393
JAMES M PHILLIPS, JR 629/96
215
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W. MAIN
WA-II-514
224
222
220
218
216
214
212
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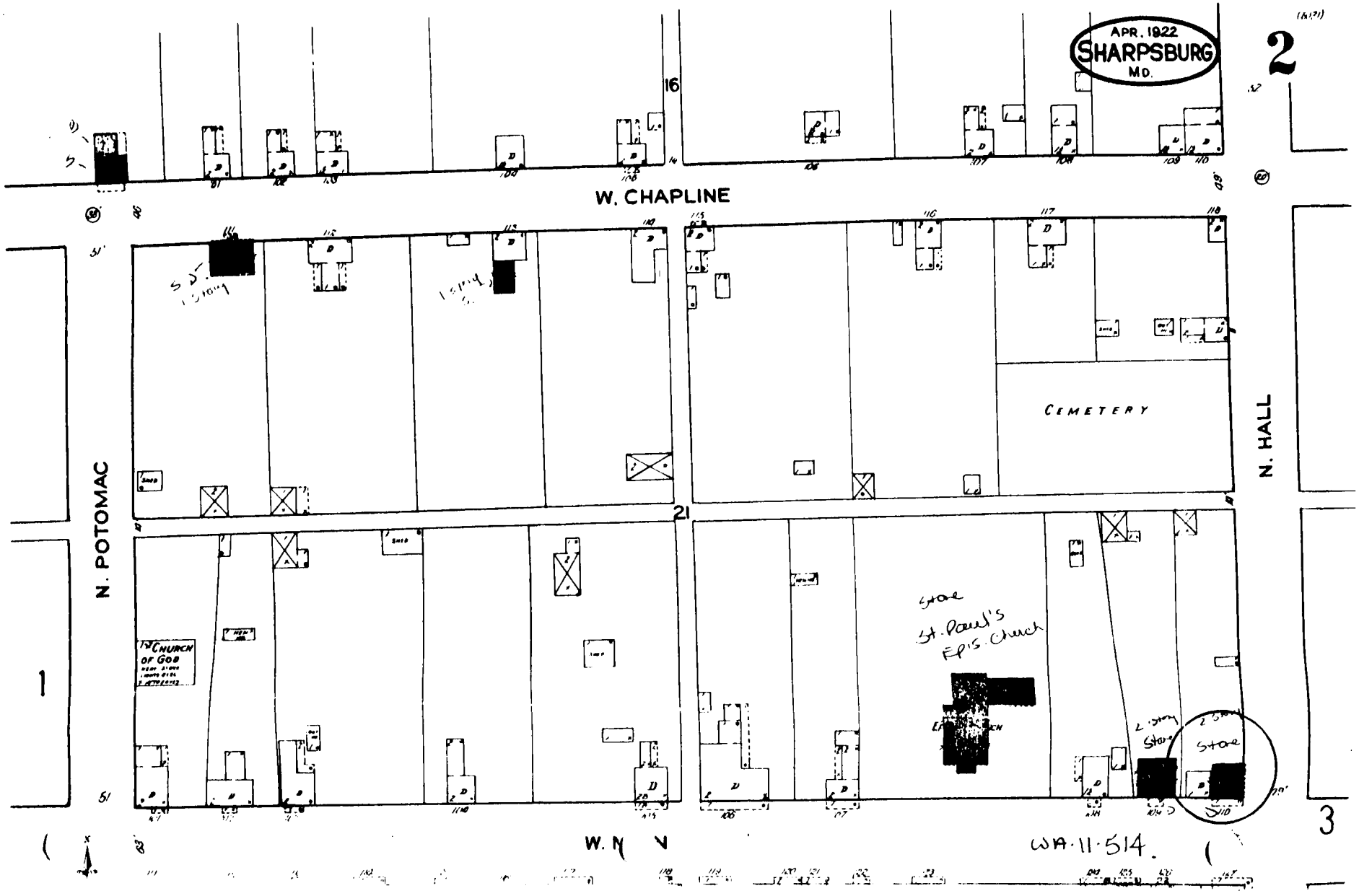
204
202
200
138
MARY BARKDOLL 241-201
JEFFREY T. WILSON 876/840
JOHN A ROHRER 728/333
BONNARD & MORGAN 704/633
BONNARD J. MORGAN 535/686
IDA M SAUNDERS 244-431
ROBERT W SHANK 528/450
WILLIS C. BAKER 308-571
JAMES A MOSE 912/370
GERALD L. DAGENHART 366-377
RALPH H. HAMMOND 706/103
CHRISTOPHER YEAGER 826/1029
NORMAN H
WILLIS C. BAKER
WILLIS C. BAKER 730/623
ADRIAN E


APR. 1922
SHARPSBURG
MD.
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W. CHAPLINE
N. POTOMAC
N. HALL
CEMETERY
21
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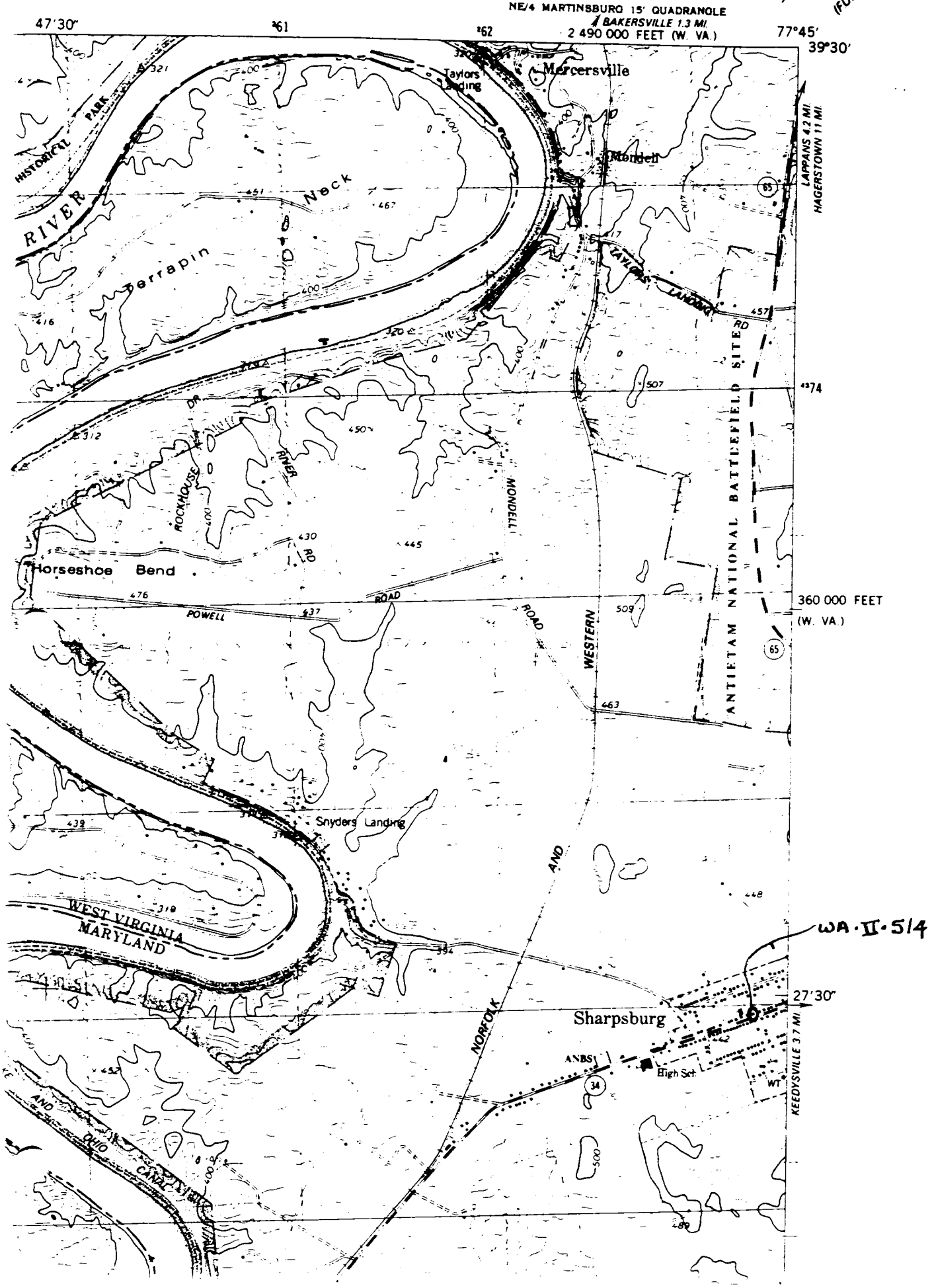
CHURCH OF GOD
Store
St. Paul's
Ep's. Church
Store
Store
3
WA-11-514.

SHEPHERDSTOWN QUADRANGLE
WEST VIRGINIA—MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 MARTINSBURG 15' QUADRANGLE

5463 II SW (FUNKSTOWN)



WA-11-514
7/1991
J. Mueller
6. elev.

WA-11-514
7/1991
J. Mueller
looking SE

WA-11-5.4
7/1991
J. Mueller
w. elev. of log ~~end~~ section

WA-11-514

7/1991

J. Moelk

N. elev. of log section

WA-11-514

7/1991

J. Mueller

East elev.

WA-11-514
7/1991
J. Mueller
dining room mantel

WA-II-514

201 W. MAIN, SHARPSBURG, MD.

APRIL 1991

P. SACKETT CHRISMAN

100 [illegible]

WA-11-814

201 W. Main St, Sharpsburg, MD

3/1991

Patty Chrisman

looking