

SITE NUMBER: WA-II-975
ADDRESS: 5 Stouffer Lane, Boonsboro, MD
OWNER/LOT NUMBER/ACCESS: private
BUILDING DATE: 1769

5 Stouffer Lane is a south-facing, two-and-a-half-story, six-bay, stone and frame, freestanding, residential structure. The building is set at the top of a low hill looking over Boonsboro. An open lawn separates it from the public-right-of-way. The structure rests on a stone foundation. The two western bays, which were the first to be constructed, are built of fieldstone. The remaining four bays are of frame construction. The design of the building is simple and austere, lacking in ornamentation. The structure has a side-gable roof sheathed in standing seam metal. There are two chimneys: the fieldstone section has an exterior stone chimney with a brick top; the frame section has an interior endwall brick chimney. There are two entrances to the building: on the facade there is a deep-set door in the frame section; the entrance to the stone section is located in the west elevation. **Based on the appearance of the clapboards above the door in the frame section, it looks like a porch structure was removed.** This door is glazed and paneled and has a four-light transom. Fenestration is double-hung throughout with eight-over-one sash in the stone section and six-over-six in the frame section. The building has a stuccoed rear addition.

Based on the construction date of other buildings in Boonsboro of similar appearance, this building is probably among the first to have been constructed in the area during its early settlement. According to the owner, as well as the Boonsboro Historical Society, the building was erected in 1769, making it the oldest

extant structure in the town. It is the only building of this period that is not located along the established street grid. The 1877 map of Boonsboro indicates that this property was owned by J. Nicodemus at that time. A large landowner, he is listed as the owner of several properties in Boonsboro at that time. According to the business reference that is provided with the map, Nicodemus, a native of Washington County, was the proprietor of Spring Mills and was a dealer in grain, flour, and feed. Furthermore, he offered to saw wood to order and had sawn wood available for purchase. The mill was located two and a half miles south of Boonsboro. None of the Sanborn maps include this section of town, so this building is not recorded on historic maps of the 20th century.

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.

See Maryland Historic Sites Inventory Form for further information.

Prepared by Julianne Mueller, July 1992

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

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WA-II-975

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Lakin Farmhouse

and/or common

2. Location

street & number 5 Stouffer Avenue not for publication

city, town Boonsboro vicinity of congressional district

state Maryland county Washington

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input 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 type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name G. Jeffrey Kerns

street & number 1865 Fountain Head Road telephone no.: 301-797-6836

city, town Hagerstown state and zip code MD 21740

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Court House liber 799

street & number Summit Ave. & W. Washington St. folio 167

city, town Hagerstown state MD

6. Representation in Existing Historical Surveys

title Survey of Boonsboro

date Oct. 1991 - August 1992 federal state county local

pository for survey records Maryland Historical Trust

city, town Crownsville state MD

7. Description

Survey No. WA-II-975

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.

SEE ATTACHED

8. Significance

Survey No. WA-II-975

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 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/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1769 **Builder/Architect**

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.

SEE ATTACHED

9. Major Bibliographical References

Survey No. WA-II-975

SEE ATTACHED

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A
 Zone Easting Northing

B
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

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 August 1992

street & number 2730 Ordway Street, N.W. #6 telephone 202-364-6594

city or town Washington, D.C. state 20008

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

The Setting

5 Stouffer Lane, also known as the Lakin Farmhouse, is located in Washington County in Boonsboro. The building is situated on a low hill and is set back from the street. Unlike most of Boonsboro's other residential structures, this residential structure is not on the town's grid, indicating that it was not constructed as an urban dwelling, but, rather, was built in relation to its accompanying farm. Not until suburban style development began on its immediately neighboring property was a street constructed in front of the house.

The Exterior

The Lakin Farmhouse is a south-facing, two-and-a-half-story, six-bay, stone and frame, freestanding, residential structure. The building is set at the top of a low hill looking over Boonsboro. An open lawn separates it from the public-right-of-way. The structure rests on a stone foundation. The two western bays, which are believed to have been the first to be constructed, are built of fieldstone. The remaining four bays are of log construction and have been covered with clapboarding. The design of the building is simple and austere, lacking in ornamentation. The structure has a side-gable roof sheathed in standing seam metal. There are two chimneys: the fieldstone section has an exterior stone chimney with a brick top; the frame section has an interior endwall brick chimney. There are two entrances to the building: on the facade there is a deep-set door in the frame section; the entrance to the stone section is located in the west elevation. Based on the appearance of the clapboards above the door in the frame section, it looks like a porch structure was removed. This door is glazed and paneled and has a four-light transom. Fenestration is double-hung throughout with eight-over-one replacement sash in the stone section and six-over-six in the frame section. There is a two-story frame addition on the back of the building.

The west elevation of the stone portion holds three windows, as well as the door that serves this section of the house. The massive stone chimney is also located on this elevation. The west side of the addition is also visible and has been stuccoed. It has a door leading into the kitchen, a kitchen window, and a single window on the second floor.

The rear elevation has the stucco addition jutting out from it.

The Interior

The interior of the building has been divided into two units: one in the stone section, the other in the frame.

The interior of the stone section has been extensively altered. The first floor holds two large rooms. A living room takes up the entire portion of the original part of the house and a kitchen is located in the addition. In the living room, the mantel was removed, the ceiling was lowered 18", a powder room was inserted

along the east wall, a set of stairs leading to the second floor was added along the north and east wall, a closet was built out from the west wall, and a door that lead from the stone section into the frame section (along the east wall near the front of the house) was plastered over. There is no visible trace of it. The room does have its original floor boards.

The kitchen is entered from the living room through an opening that originally was the back door of the house. A window which was to the east of this door has been plastered over.

On the second floor of the stone section, the entire original floor plan was rearranged. The hallway was widened and a bathroom was inserted between the front and back bedrooms. In addition, a window was punched through the wall. The mantel from the front bedroom was removed. The original floor boards remain. The addition is a single room with two built-in closets.

The frame section contains the original staircase and more of the original fabric of the house. Most of the rooms retain their original molding and trim. The front entry hall is two bays wide and contains original flooring, chair rails, and baseboards. An unusually wide, turning staircase is located along the west wall and is open to the second floor.

Two rooms open from the hallway, a living room and a room that has been converted into a kitchen. Both rooms have chair rails and the living room has a large mantel.

The second floor has been slightly altered with the shortening of the hallway in order to create an extra bedroom along the front of the house, and to provide space for a bathroom. The bedroom is two bays wide--the width of the hall below. An original bedroom is located directly above the living room and has its original mantel. The second original bedroom has been made smaller in order to accommodate the insertion of the bathroom. There are chair rails in all the second floor rooms.

The attic has been closed off by a door, but it is clear that the staircase was once open to the attic. The stair rail and hall chair rail extend beyond the attic door, up a half flight of stairs. The attic door has rosehead nails.

There is a new roof on the building--none of the old rafters remain.

8. SIGNIFICANCE

Believed by the Boonsboro Historical Society to have been constructed in 1769, the Lakin Farmhouse is the oldest extant structure in Boonsboro. It has been in the current owner's family for three generations.

According to the resident of the stone section and former owner, Bea Lakin, the property was originally patented as 500 acres in the 18th century and was not subdivided until her generation. The original builder of the house is believed to have been Robert Turner.

The 1877 map of Boonsboro indicates that this property was owned by J[ohn]. Nicodemus at that time. A large landowner, he is listed as the owner of several properties in Boonsboro at that time. According to the business reference that is provided with the map, Nicodemus, a native of Washington County, was the proprietor of Spring Mills and was a dealer in grain, flour, and feed. Furthermore, he offered to saw wood to order and had sawn wood available for purchase. The mill was located two and a half miles south of Boonsboro.

In 1915, the 500 acre farm, which was noted in deeds as Nelson's Folly, was purchased by Bea Lakin's husband's father and mother, Susan A. and David O. Lakin (Liber 148/033) from the estate of John Nicodemus. It was passed to John Williams Lakin, Bea's husband, in 1958 (Liber 338/496). At that time, according to deeds, the subdivision had been named Graystone Hills and this building was on Lot 1 of Section A.

It was during John and Bea's residency that the building was remodeled and the fact that the two-story frame section is log was discovered. In the late 1950s, the house was divided into two, a crawl space was dug out under the stone section of the house, the stone was repointed, a new roof was placed on the structure, the old kitchen addition was demolished, and the new kitchen was built. In addition, windows in the stone section were replaced and doors and windows were punched into the west elevation. At that time, there was no powder room or closet installed in the living room of the stone section. Those alterations came later, after John Lakin died and Mrs. Lakin was no longer able to climb stairs. In repairing the ceiling, Mr. Lakin found bullet holes that dated to the Civil War.

In 1985 Bea Lakin transferred the property to her nephew, G. Jeffrey Kerns (Liber 799/167).

None of the Sanborn maps include this section of town, so this building is not recorded on historic maps of the 20th century.

Significance

A preliminary evaluation of the house was made in November 1991 by

Julianne Mueller during a survey of Boonsboro. At that time a survey site number WA-II-975 was assigned and it was determined that the site is a contributing element to Boonsboro's historic character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in August 1992. The summary provides a basic description of the site and places it within 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 the Boonsboro Historical Society, the general history of the site was researched. It was concluded that the house is an excellent example of early architecture in Boonsboro and that it was associated for many years with the town's prominent families. The building appears to qualify for listing on the National Register as an individual landmark, as well as a contributing element to the overall historical character of the town, and meets eligibility Criteria A, B, and D for listing on the Maryland Register.

Criterion A -- The property is associated with significant historical events. The house is the oldest extant structure in Boonsboro.

Criterion B -- The property is not associated with a significant person.

Criterion C -- The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect. As an excellent example of mid 18th-century stone architecture, it typifies a building style and construction method found in Washington County. As such, it contributes to the overall architectural character and history of Boonsboro.

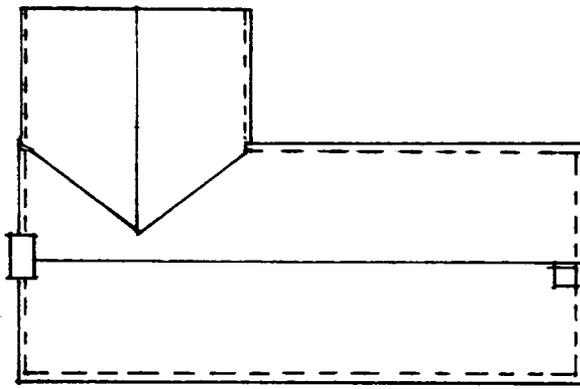
Criterion D -- The property may provide important information about history or prehistory. The property has not been assessed for its archeological potential. However, the likelihood of finding objects associated with the history of the site are high--the grounds around the structure have not been significantly disturbed.

9. BIBLIOGRAPHY

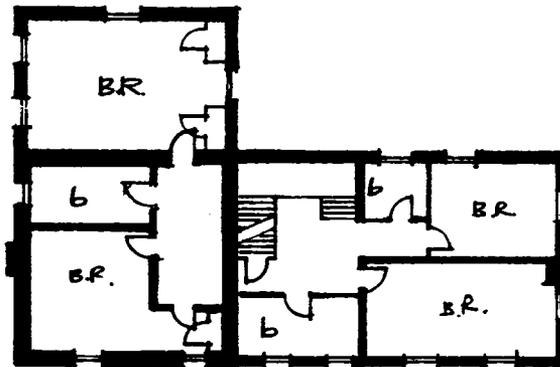
Map of Boonsboro from the 1877 Washington County Atlas.

Interview with current owner

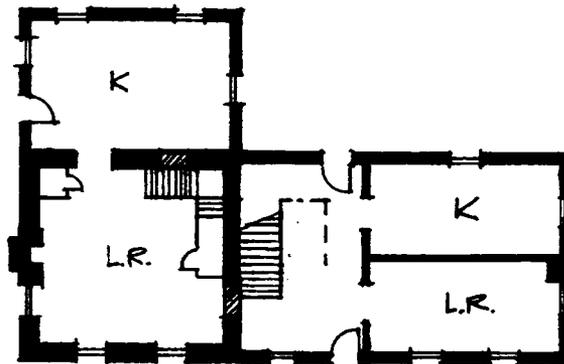
Washington County Deeds and Tax Records



Roof Plan



Second Floor Plan



First Floor Plan



Lakin Farmhouse
 5 Stutter Lane
 Boonsboro, Washington Co.

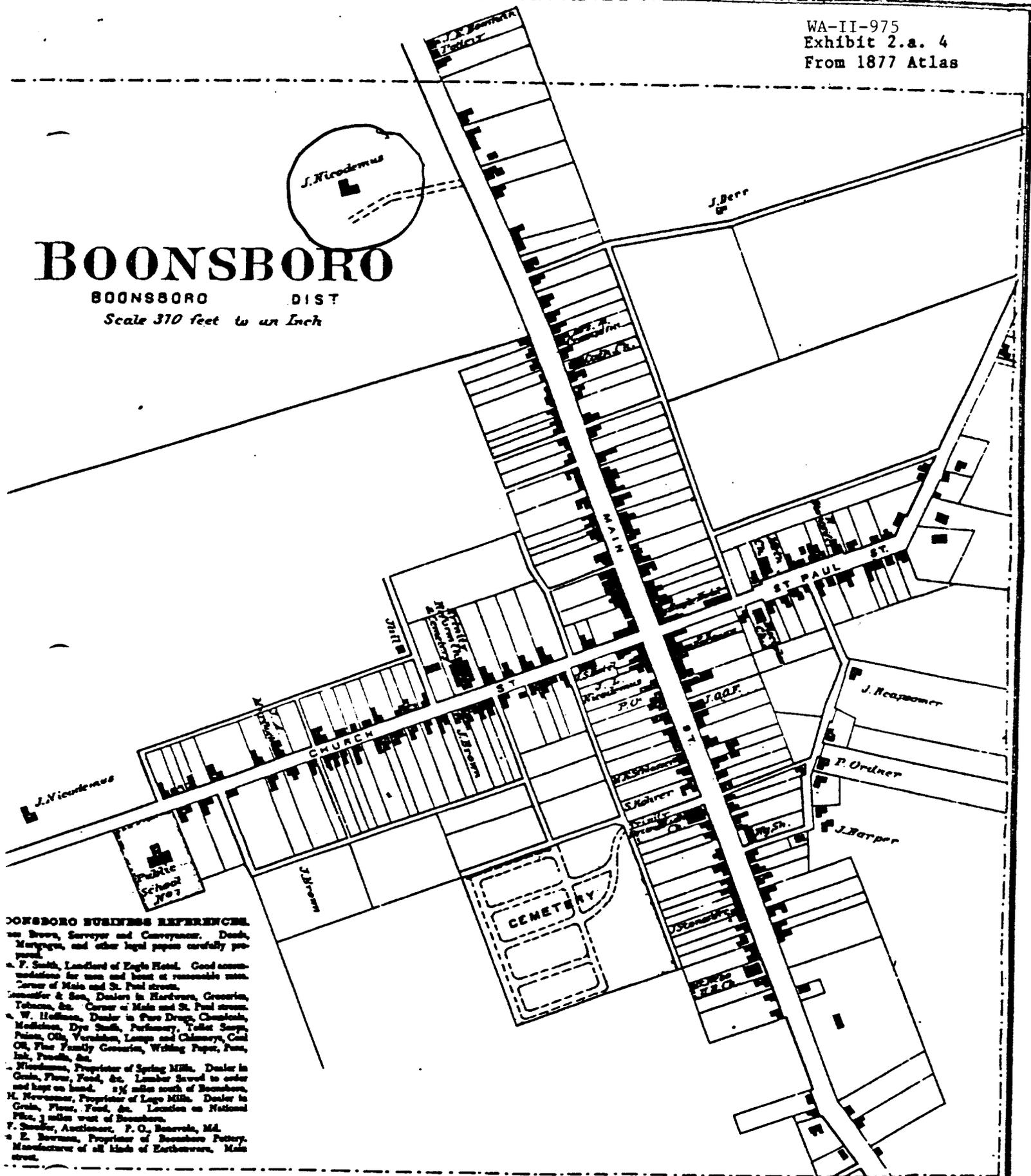
WA- II- 975



BOONSBORO

BOONSBORO DIST

Scale 370 feet to an Inch



BOONSBORO BUSINESS REFERENCES.
 See Brown, Surveyor and Conveyancer. Deeds, Mortgages, and other legal papers carefully prepared.

A. F. Smith, Landlord of Eagle Hotel. Good accommodations for men and board at reasonable rates. Corner of Main and St. Paul streets.

Levensler & Son, Dealers in Hardware, Groceries, Tobacco, &c. Corner of Main and St. Paul streets.

W. Hoffman, Dealer in Fine Drugs, Chemicals, Medicines, Dye Stuffs, Perfumery, Toilet Soaps, Paints, Oils, Varnishes, Lamps and Chimneys, Coal Oil, Fine Family Groceries, Writing Paper, Pens, Ink, Fans, &c.

Woodemus, Proprietor of Spring Mills. Dealer in Grain, Flour, Feed, &c. Lumber saved to order and kept on hand. 2 1/2 miles south of Boonsboro.

H. Neavesner, Proprietor of Lugo Mills. Dealer in Grain, Flour, Feed, &c. Location on National Pike, 3 miles west of Boonsboro.

F. Smucker, Auctioneer. P. O., Beersville, Md.

E. Bowman, Proprietor of Boonsboro Ferry. Manufacturer of all kinds of Earthenware. Main street.

WA-11-975

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DELLA

THOMAS

LANE

LANE

STOUFFER

AVE.

ST.

CENTER

GROVE

CAMPUS

Boonsboro
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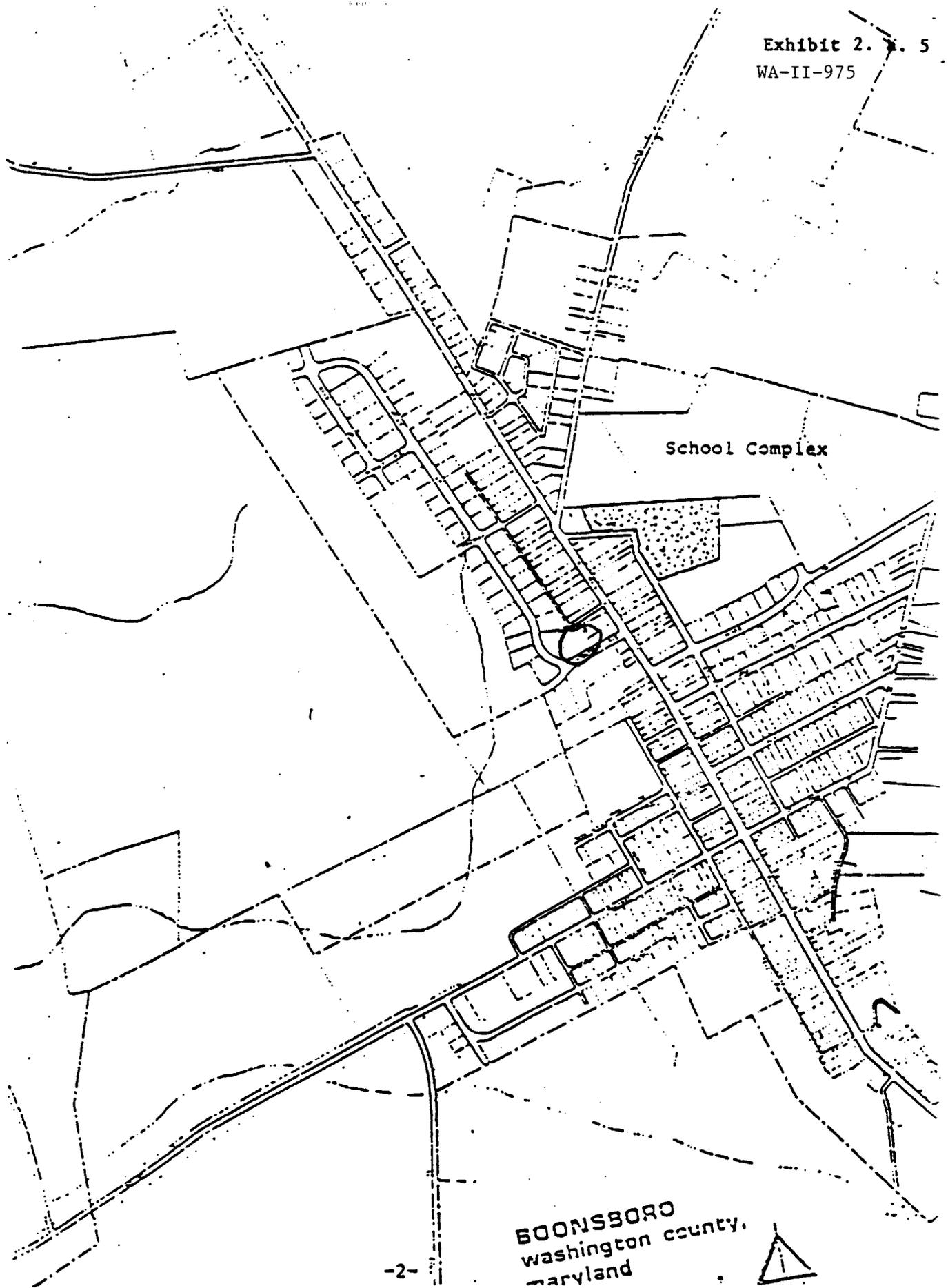
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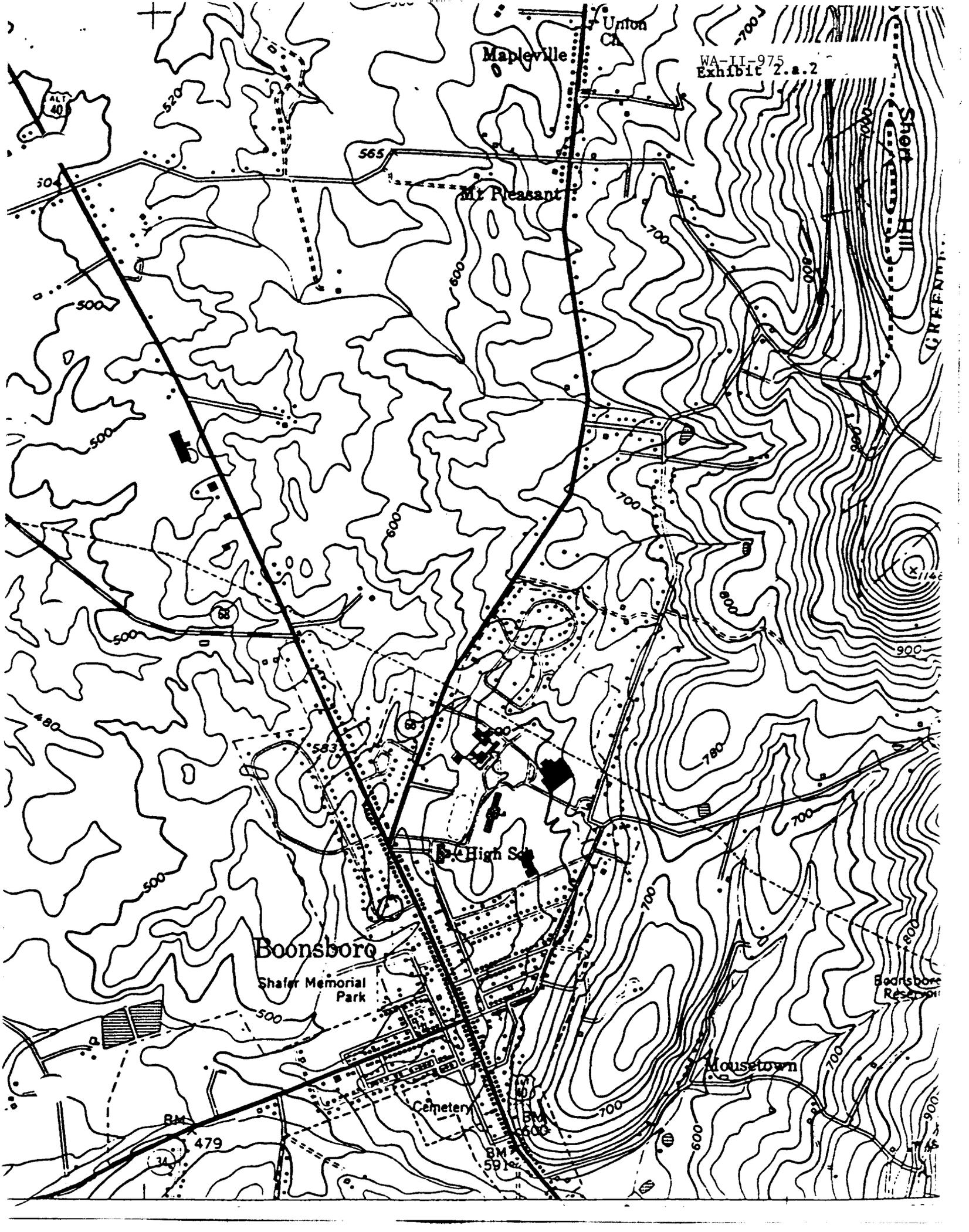
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School Complex

BOONSBORO
Washington county,
Maryland



WA-II-975
Exhibit 2.a.2

Mapleville

Union Ch

Mt Pleasant

ALT 40

Boonsboro

Shafer Memorial Park

High S

Cemetery

Mousetown

Boonsboro Reservoir

Shoer Hill

GREENHILL

BM 479

BM 591

BM 563

BM 900

BM 900



WA - I - 100

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE

BY SP-6 JHE/ELK

REASON: 1.0

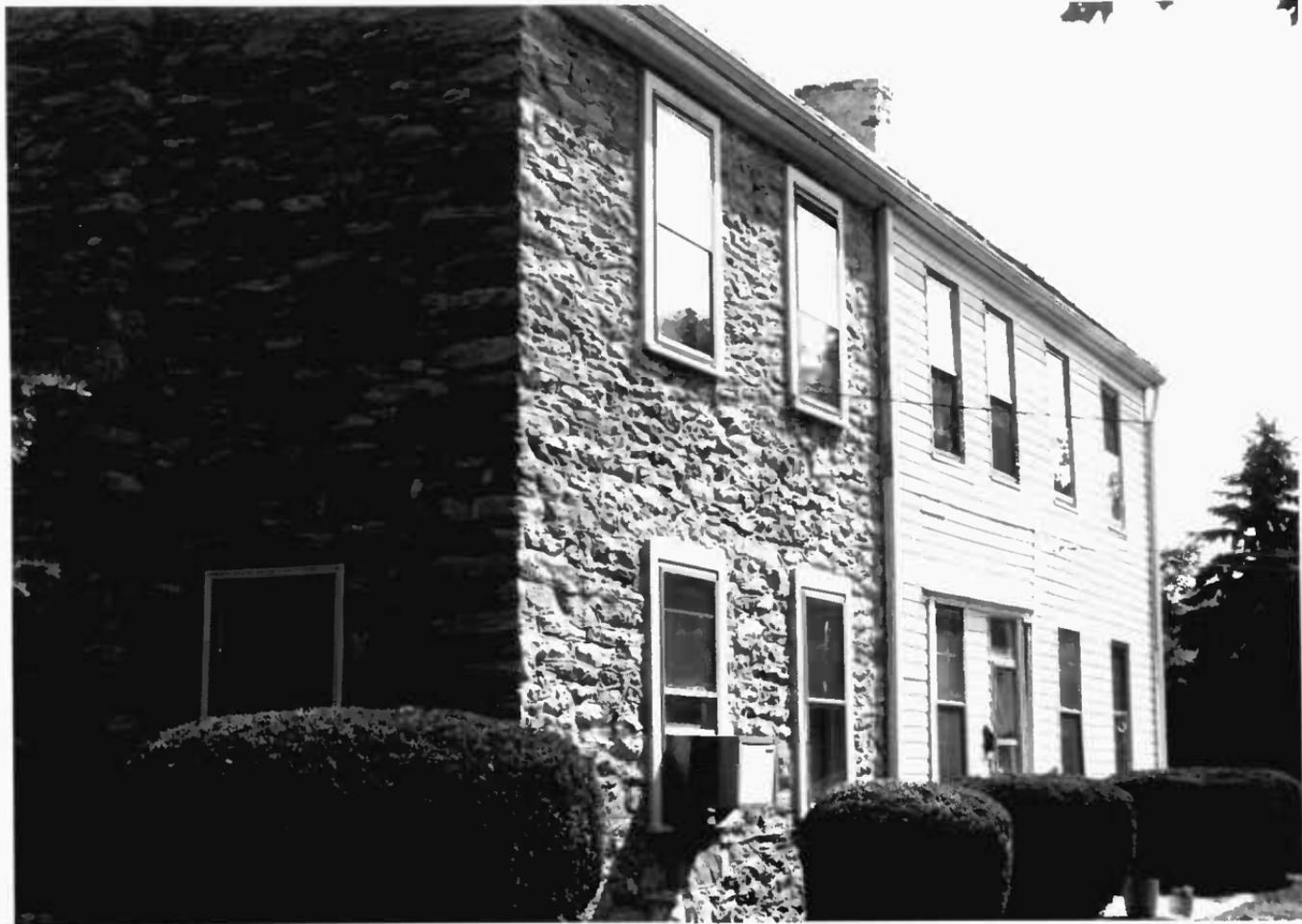


2. 1. 1954
S. B. DUNN, R. LANE, KODAK, WASH. CO.

1954

1954 MELLOR

1954 KING



WA-T-177

S. CADWELL LA, HUNTERS H. H. CO.

1971

JULY 1971

1971

1971



VIA AIR MAIL

5. FRONTIER LA, TOWN FORD, WA 98040

12/19

JULIE MULLER

BOOK NO.

100

100



12-7-71

12 - STOUTER LA, 1960-1961 WA 11.11.

12-11-71

JULIE MILLER

LOOKING