

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 Hays, Joseph C., House

other names/site number 103-105 W. Main St. (WA-II-719, WA-II-720)

2. Location

street & number 103-105 W. Main Street not for publication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, 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 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 official/Title

10-26-06
Date

State or Federal Agency or Tribal government

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

Signature of commenting official/Title

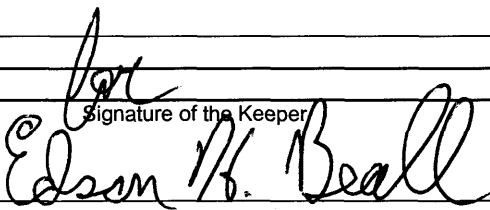
Date

State or Federal agency or bureau

4. National Park Service Certification

I hereby certify that the 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

12/12/06
Date of Action

Hays, Joseph C., House (WA-II-719, WA-II-720)
Name of Property

Washington County, Maryland
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5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	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 resources previously listed
In the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/financial institution

HEALTH CARE/medical business/office

Current Functions
(Enter categories from instructions)

VACANT/not in use

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC/Federal

Materials
(Enter categories from instructions)

foundation Stone

walls Brick

roof Asphalt

other Wood

Narrative Description

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

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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 patterns of our history.
- B Property is 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 whose components lack individual distinction.
- D Property has 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1823 - ca. 1920

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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 file (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
- designed 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:

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10. Geographical Data

Acreage of Property Approx. 1/4 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	2 6 3 4 4 1	4 3 7 1 2 4 6	3			
	Zone	Easting	Northing		Zone	Easting	Northing
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 Dr. Paula S. Reed, architectural historian; Edie Wallace, historian

organization Paula S. Reed & Assoc., Inc. date June 2005

street & number 1 W. Franklin St., Suite 300 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 Summer Beam Properties, LLC

street & number 107 E. Main St. telephone _____

city or town Sharpsburg state Maryland zip code 21782

Paperwork Reduction Act 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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

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 Keeper, National Register of Historic Places, 1849 "C" Street, N.W., Washington, DC 20240.

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Description Summary

The Joseph C. Hays House (103-105 W. Main Street) sits on the west half of Lot No. 48 in the northwest corner of the Sharpsburg town square. The Federal style brick façade with its adjoining copper commercial bank front anchors the square and compliments the similarly Federal-styled Grove House on the square's southwest corner lot, directly opposite. The Hays house, initially constructed ca. 1823 as a stand-alone three bay side hall and double parlor, doubled in size with the brick addition on the east wall. Constructed shortly after completion of the initial three bay house, the addition provided a two bay east parlor for the house and a one bay office/commercial space. Expansion of the commercial space to include the east parlor probably occurred during the mid-19th century with the occupation of Sharpsburg dry goods merchant Benjamin F. Cronise. In c. 1920, the storefront was converted to a bank space and the copper front applied.

Physical Description

The Joseph C. Hays House is a three bay, two-story brick house with attached first story commercial bank front. The upper story is six bays with a space between the fifth and sixth windows, indicating the original delineation between the house and office/commercial space. The brick is laid in Flemish bond at the front elevation. The front entrance is located in the third (east) bay of the original house section. It is an arched opening with double three-panel doors and elliptical fanlight. The large window openings are finished with flared standing brick jack arches and have six-over-six double-hung sash windows. All front windows have louvered shutters attached. The copper bank front has a central pedimented cornice over a cantilevered flat hood held with chains and embellished with diamond-shaped opaque glass drops. "BANK" is embossed within the central pediment. Plate glass windows, with two rows of textured multipane glass above, are on either side of the central half-glass door. A modern brick façade supports the copper front. A modern concrete slab is laid on the walk in front of the main house three bays, which formerly supported a Colonial Revival porch, added ca. 1900 and removed in 2004. The slab covers a coal chute that leads into a cellar coal bin under the house.

The west elevation of the house abuts the adjoining stone house on the east half of Lot 47. The east elevation of the building stands approximately two to three feet from the adjoining building to the east, which is located on the east half of Lot 48. The gap narrows considerably on the northern end of the east elevation, which is part of two north additions to the bank. Only a single opening in the east gable peak (attic level) is currently visible.

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The north elevation of the Joseph C. Hays House is essentially opposing “ells.” The east ell is a modern brick addition to the bank including a “drive-through” teller window. The west ell is comprised of a late 19th century two-story brick kitchen/service addition with a recessed double porch. The porch runs the length of the east elevation of the west ell and turns to run along the north elevation of the main house block, of which only one bay remains visible between the two ells. A set of wooden stairs leads from the second story porch to the ground level between the ells. There is evidence on the interior second story above the bank that the porch continued across the entire north elevation of the building prior to the several additions creating the east ell.

The roof of entire building is now sheathed with asphalt shingles. The 1922 Sanborn Insurance map for Sharpsburg (the only year that exists for Sharpsburg) indicates that the roof was then a combination of “tin” and shingles. Brick chimneys rise in the west gable and the east wall between the original house section and the house/office addition. Both the east and west ells have a brick chimney. The foundation is local limestone. All of the remaining open lot behind the Joseph C. Hays house and the adjoining building on the east is now covered with asphalt paving and used as a parking lot.

Entering through the south (front) entrance, the house is laid in a side hall-passage and double parlor plan. The three-panel front doors are surrounded by a double-fielded architrave with Grecian ogee back band. The stairs rise along the east wall with an oval handrail set on plain rectangular balusters with delicately turned newel posts. The risers are decorated along the side with a scroll-cut trim. A chair rail lines the hall wall, except a section on the east wall where a previous opening, probably associated with the former east parlor, was infilled (possibly in the mid 19th century when the east room became a commercial space). An exterior access door to the back wing and porch is located in the north wall. Two doorways located in the west interior wall lead to the two west parlors. The surfaces of the doors facing into the hallway are grain painted to resemble mahogany.

The southwest parlor is bright with two large windows in the south wall. The windows have deeply cut symmetrically molded architraves with decorated corner blocks. Each window has a paneled dado, the panels with elliptical cut corners. The refined mantelpiece is embellished with fluted columns topped with a beaded band and multiple deep-cut fine moldings beneath a paneled frieze. The mantel is topped with a projecting shelf trimmed with graduated layers of deeply cut moldings. A double-fielded and molded chair rail surrounds the room. The north interior wall is largely open with a massive flat arch opening that originally had three-leafed doors, now gone.

The northwest parlor is similar in character to the adjoining room, but more simply appointed. It has a fireplace and cupboard in the west wall, door to the kitchen addition in the north wall. The room projects to the north several feet beyond the back wall of the entrance and stair hall. The east

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wall of the room has a door into the hallway and a window, which looks out onto the rear porch and the brick addition to the commercial side of the building. The fireplace mantel in the west wall is similar to the one in the southwest room except that the attached columns are plain rather than fluted and there is no band of bead work at their tops. The cupboard to the south of the fireplace has single leafed doors hinged on the south side and with low-relief panels. The chair rail is simpler than that in the southwest room with single fielding and a top rail with a double bead. Architraves on all windows and doors have Grecian ogee molding rather than deeply cut symmetrical molding and decorated corner blocks. The north door into the kitchen wing appears to have been converted from a window when the current kitchen was added, based on notches in the casing where the window sill once was. Above this door is a transom.

Behind and to the north of the southwest room is the one-room kitchen addition. This brick structure appears to date from the third quarter of the 19th century. It has a service fireplace in its north wall, an adjoining cupboard to the west, which appears to be a later addition and tongue and groove beaded wainscoting encircling the room. In the southwest corner is a winder staircase enclosed with tongue and groove beaded boards, leading to the second floor, with a staircase beneath leading to the cellar.

The curving handrail along the main staircase leads from the first floor to a landing lit by a window, then extends on to the second floor. The second floor plan is essentially the same as the first floor plan. Doors open from the hallway into the rooms in the east addition and into the southwest room. The second floor southwest room has a fireplace and an adjoining cupboard against the room's north wall. The fireplace appears to have been altered in the early 20th century with added moldings and oversized corner blocks surrounding the firebox opening. The firebox has been finished with plaster and painted red with white penciling to resemble bricks. This is also an early 20th century treatment. Chair rail encircles the room but is much plainer than that used on the first floor.

The northwest room also has a fireplace and a cupboard and chair rail around the walls. The fireplace has been boarded shut, but the mantel consists of a molded shelf with an architrave surrounding the opening. The architrave around the door between the two second floor rooms is double-fielded with a Grecian ogee back band. A door leads through the north wall and down two steps into the upper level of the kitchen addition. This room contains a mid 20th century bathroom and a stairway down to the kitchen.

Throughout the main part of the house flooring is approximately 5-6-inch-wide tongue and groove pine, nailed through the tongues. The flooring in the kitchen addition is wider and less refined than the other floors.

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The addition to the building appears to have come early in its history if not immediately upon initial construction. The first floor is completely modernized for a banking lobby and vault with an addition at the rear to accommodate the drive up window. At the second floor the addition is divided into four rooms and a bath. The woodwork matches the woodwork in the main part of the house second floor. A mantelpiece is attached to the partition between the two south rooms in the addition, but there is no chimney, thus the mantel may not be original to the building. There is a flue in the brick wall between the main part of the house and the addition. Behind the two south rooms is a small kitchen with a large room to the north which consists of the area originally covered by an open porch, extended with a brick addition dating from the mid 19th century. It is now a large open room with a sloping ceiling and a vertical post supporting the roof of the former open porch, the original roofline for the east addition.

There is a cellar only under the main portion of the house. The attic is one large open space. The house appears to be in generally good condition.

Assessment of Integrity

Although the Joseph C. Hays House has been altered over time and its yard and grounds have been converted into a parking lot for the bank establishment that occupied the premises from 1920 until 2004, the house retains a great deal of architectural integrity to its period of significance. Much remains from the time of its initial construction, and from the period of the addition of the rear kitchen wing. The copper front added when the commercial space was converted to a bank in 1920 is also architecturally significant representing the last years of the period of significance. Interior woodwork, much hardware, structural elements and refinements all reflect the period of construction of the respective components of the house. Only the late 20th century banking room has lost its historic character, but the Classical Revival façade remains fully intact.

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Statement of Significance

The Joseph C. Hays House is locally significant under National Register Criterion C as an example of an early 19th century town residence combining domestic and commercial spaces. The brick house is important as an intact and well preserved example of a late Federal period building with features indicating the emerging popularity of the Greek Revival style in the 1820s. The area in and around Sharpsburg in Washington County, Maryland experienced a local building boom in the ten years between 1815 and 1825, when many of the wealthier families in the area constructed brick houses of nearly identical style and size, distinguished by elliptical fanlighted entrances. While most of the other buildings were more rural, stand-alone mansion houses in character, the Joseph C. Hays House represents the town version of this expression. The full double service porch across the back (now enclosed within a later addition), rather than the local traditional location along the side wall of the service ell, reflects the owner's adaptation to the town lot and his need for a commercial space (doctor's office). The early 20th century copper bank front, although an alteration to the original Federal symmetry of the house, is unusually intact and is illustrative of the commercial-front style of the first decades in the 20th century. The period of significance, ca.1823-c.1920, spans the period between the initial construction of the house through the conversion of the commercial side to a bank, by which time the property had attained its characteristic features.

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

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. Chapline began to purchase land as early as 1734 and, like many other sons of Maryland's English and Scots-Irish landed gentry, eventually accumulated a large plantation-style holding of over 2,000 acres. These men endeavored to bring "English civilization" to the wilderness, despite the presence of numerous German settler/farmers in the region.

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

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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" on the banks of the Antietam Creek from James Smith.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 Swearingen renewed his license to run a ferry across the Potomac River just three miles west of Sharpsburg to Shepherdstown (est. 1763), then in Virginia.

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 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; 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.

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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.⁴ Houses, barns, granaries, sheds, and tents were also used to house the wounded.

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. By 1880 the farms of Washington County, 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 demise of the local milling economy by the turn of the 20th century, and that of the C&O Canal in 1924, would leave southern Washington County, encompassing the town of Sharpsburg, a quiet shadow of the bustling pre-war era.⁵

Resource History

The Joseph C. Hays House was built ca.1823 on the west half of the Sharpsburg town lot known as Lot No. 48. The plat of Sharpsburg, established in 1763 by Joseph Chapline, consisted of a

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series of lots oriented on a grid pattern of streets and alleys. While the majority of the lots of Sharpsburg (Sharpsburgh or Sharps Burgh) measured 103 feet by 206 feet, those located in the center of town were shorter in length, measuring 103 feet wide by 186 feet deep to allow for a set back marking the “public square” or “town square.” Lot No. 48 “in Sharps Burgh Town” was among the first lots sold by Joseph Chapline in the early months of 1764. Like many of the lots sold during this period, Nicholas Tice purchased Lot No. 48 for a mere one shilling and it was likely unimproved. The yearly ground rent due to Chapline was three shillings six pence, “due on the ninth day of July,” the anniversary of the founding of the town.⁶

In May 1765, Nicholas Tice, who described himself as a “Taylor” [sic], sold Lot 48 to Teter [sic] Wise for £15.⁷ This price, at a time when town lots were still being sold by Chapline for one shilling, implies that at least a rudimentary building was in place on Lot 48. Its location fronting directly on the town square would have been ideal for a craftsman such as a tailor. The purchaser, Teter (sometimes spelled Peter in the indexes) Wise, bought three other lots in Sharpsburg from Joseph Chapline just one month earlier, none of those apparently improved.⁸

While the other lots appear to have been speculative investments, Wise and his wife “Barbary” settled into a house on the west half of Lot 48, later selling the east half, where they remained until 1786. For the sum of £65, Teter Wise sold his west half lot, 51 ½ feet by 186 feet, “well known and distinguished by No 48 with the dwelling house he the said Teter Wise now lives in.”⁹ Wise signed his name in German, “Tinseig Weiss,” a challenge for the court clerk who had to interpret the spelling. The purchaser of the west half of Lot 48 was Dr. Nathan Hays (Hayes).

According to historian J. Thomas Scharf, Dr. Nathan Hays was the second physician to practice in Sharpsburg, reportedly beginning his practice in 1783.¹⁰ Scharf also identified Hays’ neighbor Dr. John Hartman, who purchased the elegant stone house on the east half of Lot 47 in 1796, noting that Hartman “established his office in 1800, and died there in 1819.”¹¹ When Dr. Hartman died in 1819, his household inventory included medical and dental tools and it appears that Dr. Hartman’s office was in the east front corner room of his house on the edge of the town square, immediately adjoining Dr. Hays’ house. On the 1803-04 Washington County tax assessment record “Doct. Nathan Hays” was assessed for “1 house & lot.”¹² This indicates that Hays did not own any other property in Sharpsburg and given Lot 48’s convenient location on the town square, like his neighbor Dr. Hartman, Dr. Hays probably maintained his medical office in his house. Judging by the 1803-04 assessment however, Hays had not yet achieved the success of his neighbor. While Hartman’s real estate, including his stone house on Lot 47 and 3 “outlots” (used for gardens and large animals), was valued at \$170, Hays’ real estate was valued at only \$35.¹³

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Dr. Nathan Hays married Theodosia Chapline, daughter of town founder Joseph Chapline, and together they had four sons, Joseph Chapline Hays, Nathan W. Hays, Adam Hays, and John Jones Hays. The 1790 U.S. Population Census for Washington County listed Nathan Hays with his wife and two other females, possibly Theodosia's two unmarried sisters, and one boy under age 16. By 1800 the Nathan Hays household had grown to eleven members, including three boys and one girl less than 10 years of age, two boys and one girl between 10 and 15 years, and one boy 16 to 25 years, in addition to three adult females. Who the additional boys and girls were is unknown, possibly relatives or servants. His immediate neighbor on the census list (and thus probably his neighbor on the street) was John Hartman (age 45+), owner of Lot 47, with just his wife and one slave. By 1810, Nathan Hays himself was over the age of 45. His household was reduced to seven others, including three adult females 26 to 44 years of age, one female 16 to 25 years, and three males 10 to 15 years. By 1820, Theodosia Hays was listed as the head of household, Nathan Hays having died in 1812. She still had three boys between the ages of 10 and 25 and her two sisters, like herself, over the age of 45. Two slaves were also listed in the household in 1820.¹⁴

Although no will was located for Dr. Nathan Hays, it appears that he devised his real estate, including his house on the west half of Lot 48, equally among his four sons as one quarter interest of the whole to each.¹⁵ Two of Nathan and Theodosia Hays' sons, John J. and Joseph C. Hays, became physicians in Sharpsburg. According to Scharf, Dr. John J. Hays began his practice in 1819, apparently after the death of Dr. John Hartman.¹⁶ But by July 1823, John J. Hays was also deceased. In his will he devised to his brother Joseph his books on medicine, his "medical apparatus," and medicines. His mother, Theodosia, and two maiden aunts, Sarah and Jane Chapline, were given a life estate to the property (he did not say what property), which was to be divided by thirds among his brothers Joseph and Nathan and the children of brother Adam after the mother and aunt's deaths.¹⁷ It is curious that Adam Hays' children were cited rather than Adam himself since in September 1823 Adam Hays conveyed his $\frac{1}{4}$ interest in the west half of Lot 48 to his brother Joseph, indicating that Adam Hays was still alive at the time of his brother John's death.¹⁸ With his brother Adam's release of his $\frac{1}{4}$ interest in Lot 48, Joseph C. Hays held at least a half interest in the house and lot by 1823.

There was no clue in the Adam Hays to Joseph Hays release deed whether the "house" described on the west half of Lot 48 was the brick house now standing or an earlier building. Certainly by 1823 the family of physicians, with their relation to the prominent Chapline family, had the wealth necessary to construct the elegant edifice. The Sharpsburg area had seen a boom in stylish brick house construction among the elite families, including the ca.1820 Grove/Delauney House (MIHP# WA-II-541) directly across Main Street from the Hays house, the Ferguson house (later the Jacob Rohrbach house, MIHP# WA-II-532) after 1804, the John Blackford house (Ferry Hill, MIHP# WA-II-35) ca.1816, and Philip Grove's country house (Mt. Airy, MIHP# WA-II-0469) ca.1820. All of these houses were constructed of brick, five bays with a central arched entrance embellished with an

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elliptical fanlight. Joseph C. Hays' brick house on Lot 48 was undoubtedly constructed during this period as well. Originally constructed with three bays, two more bays were added with the eastern addition shortly after initial construction. The addition also included an office suite (now part of the bank enclosure) with an additional bay slightly off-set from the symmetry of the now-five bay house by extra space between the fifth and sixth windows (now only apparent on the second story). An 1835 county tax assessment demonstrated the relative value of these buildings: Blackford was assessed for \$20,059, Grove for \$34,003 (probably for Mt. Airy), and Hays for \$17,625, while Joseph Sherrick's smaller and less refined brick farmhouse was valued at \$8,370 and Daniel Piper's log farmhouse was valued at \$4,624.¹⁹

Dr. Joseph C. Hays continued as a prominent Sharpsburg physician for twenty years. He was active in the purchase of town lots as well as farm land. In 1819, his Aunt Sarah Chapline conveyed Lot No.130 to her nephew for one dollar, the eastern half of which he then sold to Jacob Highbarger for \$45 in 1832.²⁰ In 1840, Joseph C. Hays wrote his will indicating that he owned a farm and five unimproved town lots in addition to the house he and his family occupied. Since all of his other lots were unimproved, it appears that the Hays family, still including his "aged and revered mother" Theodosia, lived in the large brick house on Lot 48. Dr. Joseph Hays apparently also operated his medical office in the adjoining office suite, leaving "to my nephew Joseph Chapline Hays [son of Adam Hays] my medicines, medical library, surgical instruments, and shop furniture."²¹ Dr. Joseph C. Hays died in January 1841. He instructed his executors Daniel Weisel and Mary F. Hays to sell the farm which had proved "unprofitable." This farm, located south of Sharpsburg, was eventually purchased by Henry V.S. Blackford, son of John Blackford of Ferry Hill. Hays also indicated his hope that his family would continue to live together, however there was no listing of the Hays family in the 1850 census record for Washington County.

In 1860, although the Hays heirs still owned the house and west half of Lot 48, the census record indicates that Benjamin F. Cronise, who would purchase the property in August of 1862, was already occupying the building. Listed next to Dr. A.A. Biggs (listed as Alexander but known as Augustin), who purchased the former house and office of Dr. Hartman on Lot 47, Cronise's occupation was described as "Merchant." In June 1862, the Hagerstown newspaper the Herald & Torchlight reported:

Made Prisoner. We learn from the Boonsboro' Odd Fellow that Mr. B.F. Cronise, Merchant of Sharpsburg, was arrested by a squad of Ashby's Cavalry in Shepherdstown, Va., on Monday of last week. The Odd Fellow says that Mr. C., a few weeks since, established a branch store in Shepherdstown and had gone over on Monday for the purpose of looking after his stock of goods, and was arrested at the insistence of some of the leading secessionists of that place.²²

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Seven days later the newspaper reported the release of Cronise by the “rebels,” noting that \$2,000 worth of stock in the store was “cleaned out.”²³ Apparently abandoning his attempt to expand into the Virginia market, on August 26, 1862, B.F. Cronise purchased the west half of Lot 48 “with a two story brick house,” for \$2,000.²⁴ In less than a month, the bustling canal town of Sharpsburg was engulfed in the bloody Battle of Antietam.

The devastating effects of the Civil War and the Antietam battle in particular must have been too much for Cronise. He sold the lot, improved with “a two Story Brick House and Brick Back building, Log Stable and all the Out Houses and conveniences thereto attached,” in March 1864 to Joseph Poffenberger for \$2,650.²⁵ In 1866, Poffenberger sold the property to Josiah Baker for \$4,000 and in 1868, Baker sold it back to Cronise for \$4,500.²⁶ It appears that Cronise remained on the property, the original sale to Poffenberger perhaps serving a purpose similar to a mortgage.

In 1870 Benjamin F. Cronise, at age 45, described himself to the census taker as a “Retired Dry Goods Merchant.” Along with his wife and six children, the oldest, Albertus, age 20 and the youngest, Rebecca, age 5, Cronise listed two domestic servants in his household and Joshua Wilson, a “Clerk in Dry Goods Store.” The 1877 Atlas map of Sharpsburg showed the house and store under the name of “B. F. Cronise” (see attached). Interestingly, the two sections of the building were delineated on the map, showing the store (former doctor’s office) as the larger half, perhaps indicating that it was Cronise who expanded the commercial side of the building to include the east parlor of the house (now part of the bank).

By 1879, Benjamin Cronise was again in financial trouble. Along with his son Albertus, trading as “Cronise & Son,” the property on the west half of Lot 48 was conveyed by Cronise “in trust for the benefit of creditors” to trustees (who were also the creditors) Henry A. McComas and Moses Poffenberger.²⁷ The Washington County Court of Equity ruled on Equity Case No. 3099 in 1880 that the property should be sold at public sale. In 1881, the sale to Christian M. Keedy for \$2,900 was confirmed by the court and the deed was recorded.²⁸

Christian Keedy and his wife Mary E. lived in Keedysville in 1900 and apparently rented the house on the west half of Lot 48 in Sharpsburg to the family of William F. Blackford.²⁹ William F. Blackford was the son of Henry Blackford, who had purchased the Hays farm decades earlier, and grandson of John Blackford of Ferry Hill. William’s youngest daughter, F. Pauline Blackford, kept a diary in the early 1920s, during her family’s stay in the former Joseph C. Hays house on the square in Sharpsburg. In her diary she recalled pleasant evenings in the parlor when her mother and father sat by the fire reading. And she recalled with poignant sadness the deaths of her Aunt Jeanette and her father William, who both died in 1922.³⁰

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During the Blackford occupation period the house and its storefront was sold three times. First in 1903 by the Keedys to Benjamin Wyand for \$2,000, and then in 1909 Wyand sold to Abraham and Zelda Pashen for \$2,006.³¹ Both of these purchasing families lived around the corner on Mechanic Street in 1900. Apparently neither Wyand nor the Pashens occupied the house as the William Blackford family remained there at least until 1922. In fact, the 1930 census list for Sharpsburg indicates that Pauline Blackford and several of her sisters and family were still renting the residential section of the building on the west side of Lot 48. But in 1920 the building, including both the commercial and residential sides, was sold by the Pashens to the Sharpsburg Bank of Washington County for \$5,500.³²

The 1922 Sanborn Insurance map for Sharpsburg, the only year a Sanborn map was recorded for Sharpsburg, showed the bank and house adjoining on the west half of Lot 48. While the copper front on the bank was not specifically noted by the Sanborn Company, the new porch across the front of the residential side of the building was. Although no longer standing today, the porch was Colonial Revival in style with heavy wood columns supporting the roof. A two-story stable was noted in the rear of the lot.

The building was owned by the bank for 85 years. Throughout that period the residential side and the second story above the bank continued as two rental spaces, accessed through the main stair hall. In 1976, Major and Evangeline Osborne sold the back-lot of the adjoining east half of Lot 48 (then occupied by Osborne Funeral Home) to the Sharpsburg Bank (see attached plat).³³ The recombined back-lot of the two halves of Lot 48 provided a large parking area and allowed vehicles access to a "drive-up" window in the back (north side) of the bank building.

In 1979, the Sharpsburg Bank of Washington County merged with First National Bank.³⁴ The First National Bank sold the building and lots in 1991 to the Washington County National Bank.³⁵ Following the death in the 1980s of Miss Pauline Spong, one of the last two elderly residents of the apartment over the bank, Miss Francine Shank moved away and the residential occupation of the building ended. Since then the house remained vacant. Another bank merger, this time between the Washington County National Bank and Manufacturers and Traders Trust Company (M & T Bank), brought the eventual closure of the only bank in Sharpsburg. The whole property sold in 2005 to the current owner, Summer Beam Properties, LLC.³⁶

(Endnotes begin on following page)

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

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

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

⁴From John Nelson lecture, Hospitals of Antietam, Washington County Free Library, 1999.

⁵Paula S. Reed & Assoc., Settlement Context, "Antietam National Battlefield," National Register Nomination Update, 1999.

⁶Frederick Co. Land Record, Liber J, folio 145, Frederick Co. Courthouse, Frederick, MD.

⁷Frederick Co. Land Record, Liber J, folio 1175.

⁸Frederick Co. Land Records, Liber J, folio 1176 (Lot 67, one shilling); Liber J, folio 1174 (Lot 45, £2 10 shillings); and Liber J, folio 1173 (Lot 44, £2 10 shillings). In 1774, Wise bought Lot 57 for £2 10 shillings as well (Fred. Co., Liber W, folio 53)

⁹Washington Co. Land Record, Liber E, folio 32, Washington Co. Courthouse, Hagerstown, MD.

¹⁰J. Thomas Scharf, *History of Western Maryland*, p. 1206.

¹¹Scharf, p. 1206.

¹²1803-04 Washington County Tax Assessment Record, original document, Western Maryland Room, Washington Co. Free Library, Hagerstown, MD.

¹³Ibid.

¹⁴Census information from HeritageQuest Online, U.S. Population Census database, www.heritagequestonline.com.

¹⁵Washington Co. Land Record, Liber GG 29, folio 422. In this 1823 deed, Adam Hays released his ¼ interest in "a house and half lot," the west side of Lot 48, to his brother Joseph C. Hays.

¹⁶Scharf, p. 1206.

¹⁷Washington Co. Will Book C, folio 200. Part of the property devised here is probably the Chapline plantation and manor house *Mt. Pleasant*, 1,000 acres of which John J. Hays purchased from Joseph Chapline Jr. in 1821 (Liber FF, folio 353).

¹⁸Washington Co. Land Record, Liber GG, folio 422.

¹⁹Washington County Board of County Commissioners, Tax Book, 1835-36, MSA C1980-1, Maryland Archives, Annapolis, MD. Unfortunately we did not get tax information on the Ferguson house.

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- ²⁰ Washington Co. Land Record, Liber DD, folio 535; Liber NN, folio 458.
- ²¹ Washington Co. Will Book D, folio 391.
- ²² Herald & Torchlight, June 4, 1862.
- ²³ Herald & Torchlight, June 11, 1862.
- ²⁴ Washington Co. Land Record, Liber IN 16, folio 320.
- ²⁵ Washington Co. Land Record, Liber IN 18, folio 63.
- ²⁶ Washington Co. Land Records, Liber IN 19, folio 314 (1866, Poffenberger to Baker) and LBN 2, folio 492 (1868, Baker to Cronise).
- ²⁷ Washington Co. Land Record, Liber 78, folio 416.
- ²⁸ Washington Co. Land Record, Liber 80, folio 425.
- ²⁹ 1900 U.S. Population Census, Washington County, HeritageQuest Online.
- ³⁰ F. Pauline Blackford Diary, MS 2637, Blackford-Grove-Mayer Papers, Special Collections, Maryland Historical Society, Baltimore, MD.
- ³¹ Washington Co. Land Records, Liber 118, folio 45 (1903, Keedy to Wyand) and Liber 131, folio 230 (1909, Wyand to Pashen).
- ³² Washington Co. Land Record, Liber 158, folio 651.
- ³³ Washington Co. Land Record, Liber 622, folio 684.
- ³⁴ Certificate of Merger No. 1477, Charter No. 1413, cited in Washington Co. Land Record, Liber 1016, folio 527.
- ³⁵ Washington Co. Land Record, Liber 1016, folio 527.
- ³⁶ Washington Co. Land Record, Liber 2588, folio 563.

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Verbal Boundary Description

The nominated property is depicted as Parcel 411 on Washington County Tax Map 761, being the west half of Sharpsburg Lot No. 48.

Boundary Justification

The nominated property comprises the single town lot historically associated with the resource.