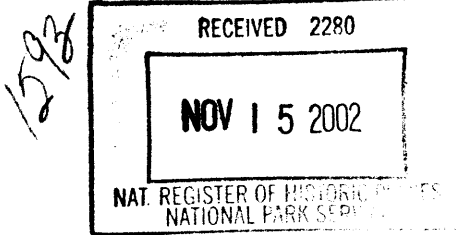


United States Department of the Interior
National Park Service

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street & number 201 West Main Street not for publication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] 11-14-02
Signature of certifying office/Title Date

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] 12/27/02
Signature of the Keeper Date of Action

Highbarger, Jacob, House
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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	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)

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 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

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10. Geographical Data

Acreeage of Property .24 acre

UTM References Shepherdstown, MD-WV Quad

(Place additional UTM references on a continuation sheet)

1	1 8	2 6 3 2 2 0	4 3 7 0 9 4 0	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 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.

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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.

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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.

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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.

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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.

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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.

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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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

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.

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

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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"

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

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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.

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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.

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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.

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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.

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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.

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earlier phases of stone construction. There are fewer examples of stone construction in Washington County dating from after 1830. Thus, the Highbarger House is an important representative of the waning years of stone construction. The log workshop addition is also significant. A rare example of corner post log construction and one that was originally exposed, it illustrates an unusual hybrid form of log and frame construction. It also is illustrative of the type of architecture used in the second quarter of the 19th century for a street-front workshop/warehouse facility for a local artisan. Jacob Highbarger was a house carpenter, and he built the modest stone house as his residence and the log addition to house his workshop, tools and materials. Therefore, the Highbarger property meets Criterion C for its architectural merits illustrating significant construction types and design choices of the local artisan population.

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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

APR. 1922
SHARPSBURG
MD.

1671
2

W. CHAPLINE

N. POTOMAC

N. HALL

CHURCH
of God

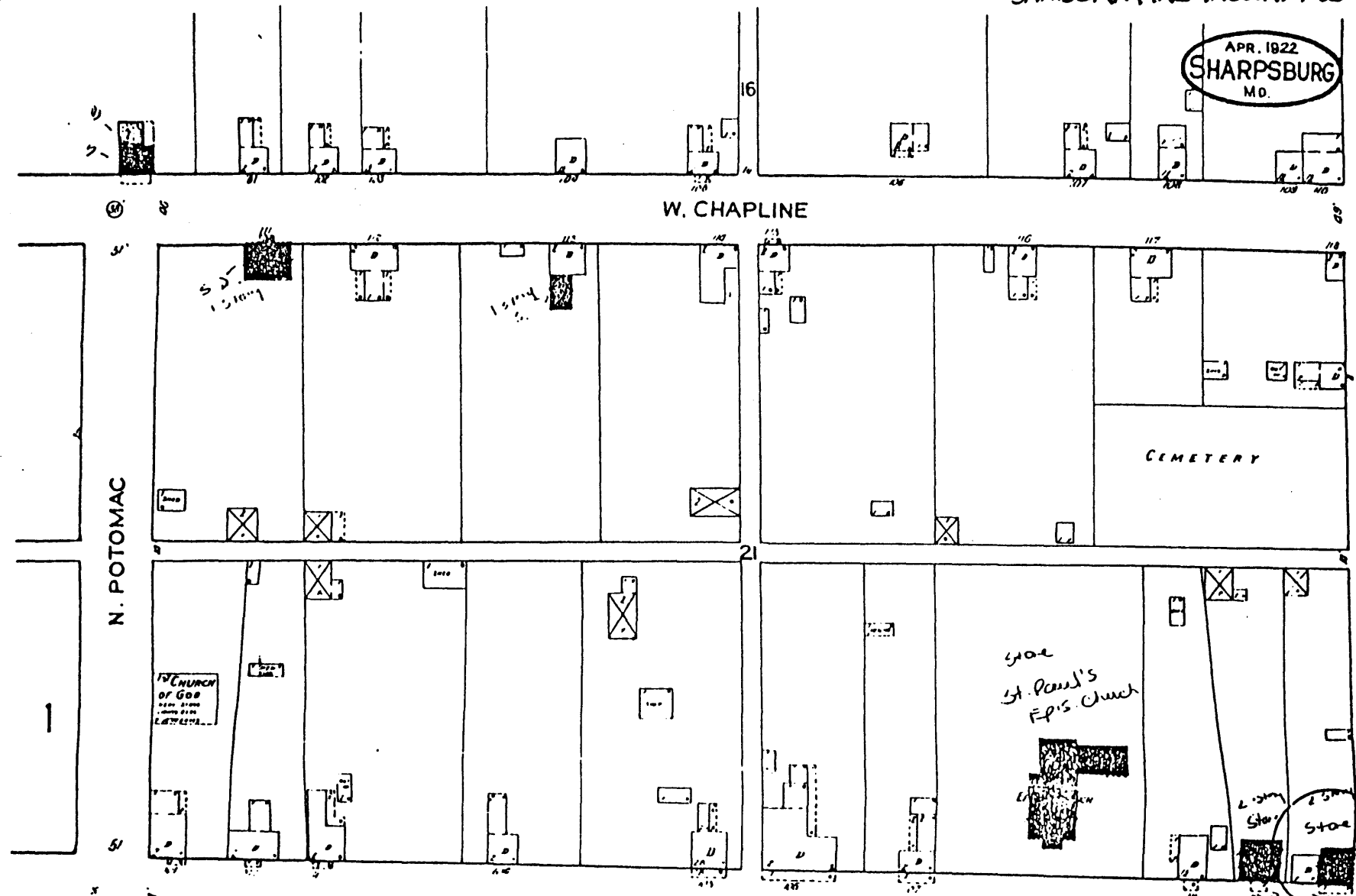
St. Paul's
Epis. Church

CEMETERY

W. MAIN

WA-11-514

3

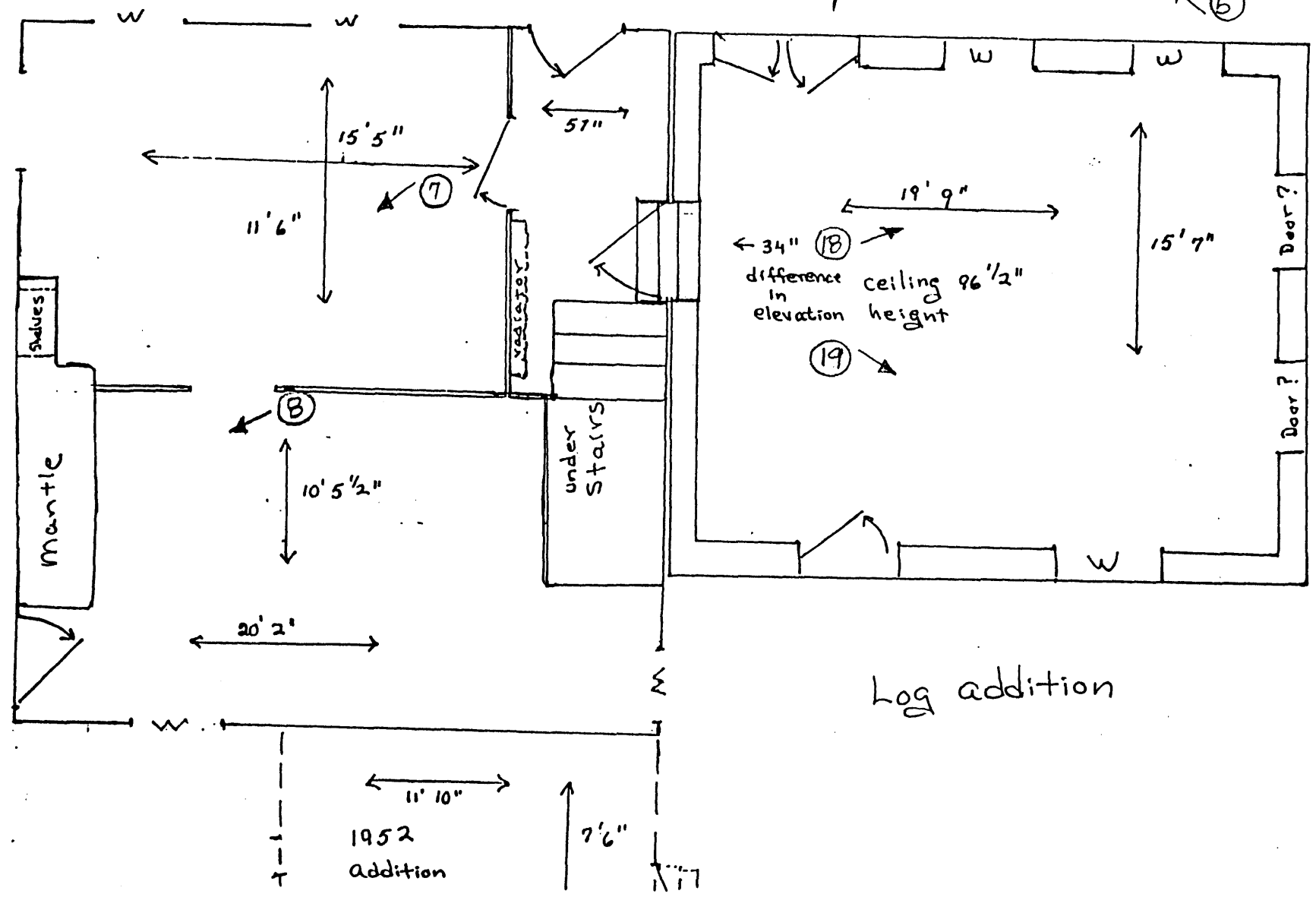


JACOB HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
1ST FLOOR PLAN

201 w Main St
1st Floor

Scale 1/4" = 1"
N
↓

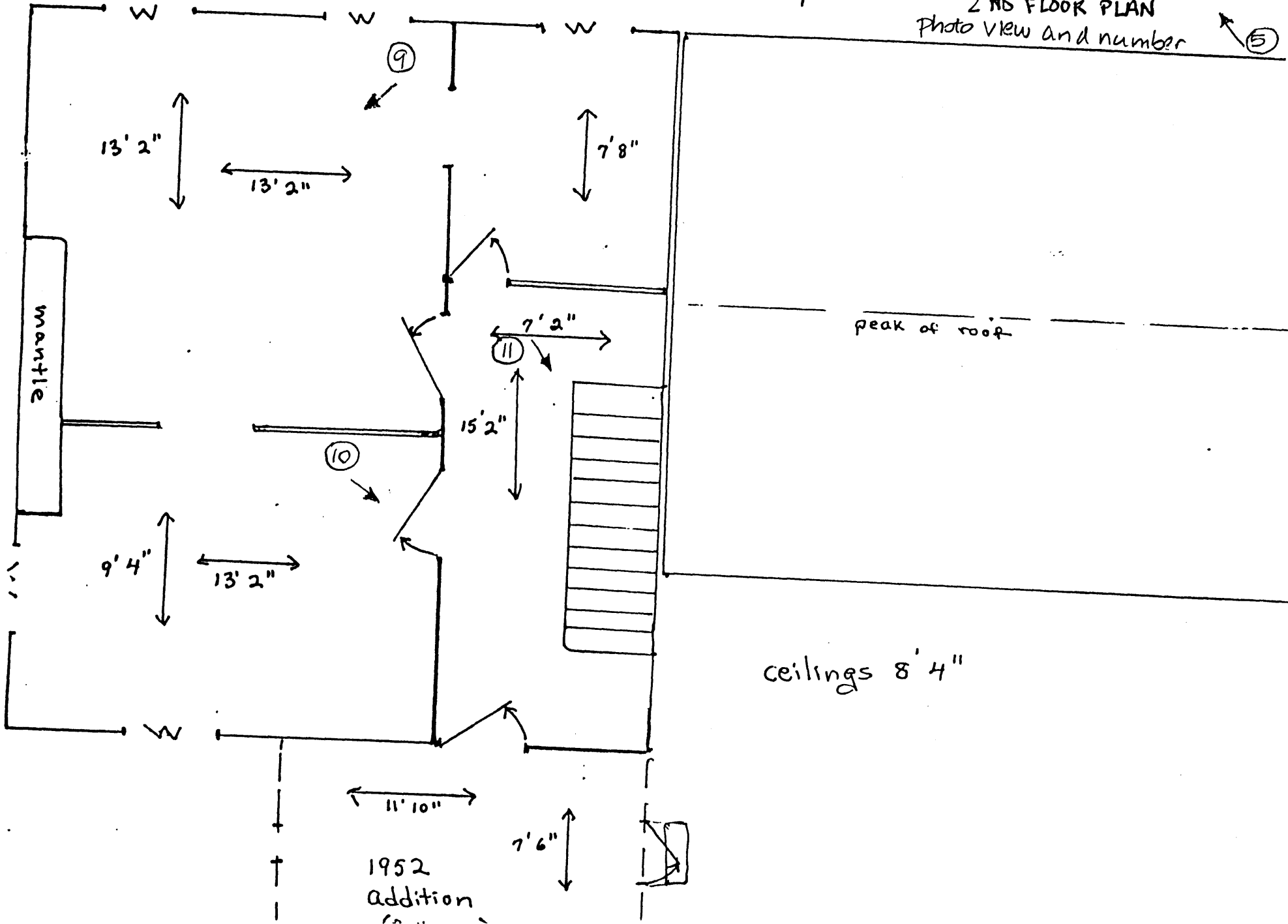
Photo view and number
↖ (5)

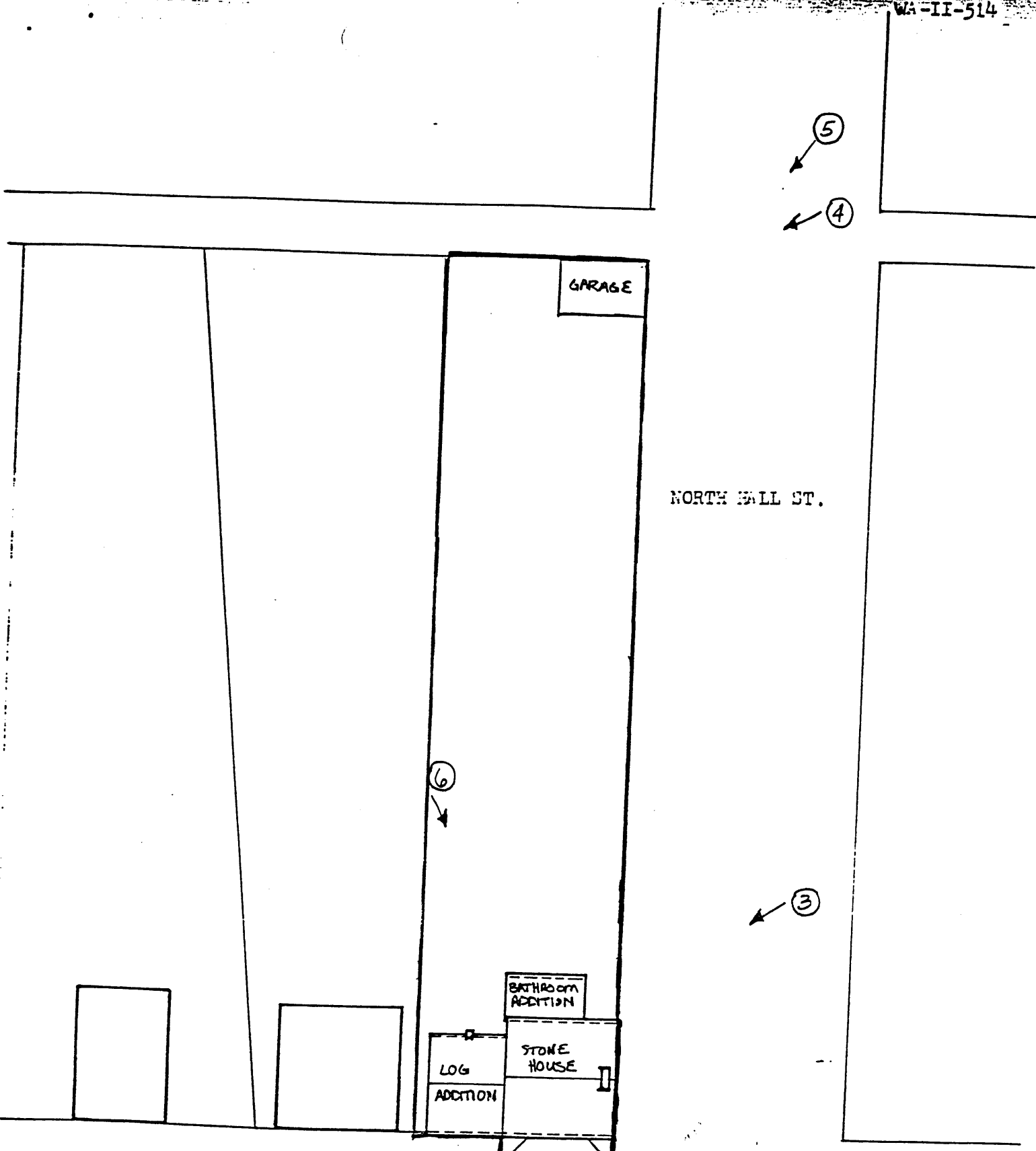


3/4" = 1 ft

201 W Main St N
2nd floor

JIMMY HIGHBARGER HOUSE
WA-II-514
SHARPSBURG, MD
WASHINGTON CO.
2ND FLOOR PLAN
Photo view and number



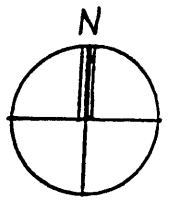


WEST MAIN STREET

NORTH HALL ST.

201

JACOB HIGHBARGER HOUSE
 WA-II-514
 SHARPSBURG, MD
 WASHINGTON CO.
 SITE PLAN AND
 BOUNDARY MAP



② ↗

Photo view and number

① ↖

not to scale

1/4" = 1 ft

201 W Main St N
2nd floor

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

