WA-II-446

William Hagerman Farmstead (Downey Farms, Inc.)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

WA-II-446

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 Hagerman, William, Farmstead

other names Downey Farms, Inc.; MIHP# WA-II-446

2. Location

street & number 7202 Dam #4 Road ☐ not for publication

city or town Sharpsburg ☒ vicinity

state Maryland code MD County Washington code 043 zip code 21782

3. State/Federal Agency Certification

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

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

State or Federal agency and bureau

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

Signature of certifying office/Title — Date

State or Federal agency and bureau

4. State/Federal Agency Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

Hagerman, William, Farmstead
Name of Property

Washington County, Maryland WA-II-446
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- [x] building(s)
- [ ] District
- [ ] Site
- [ ] Structure
- [ ] Object

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

Contributing	Noncontributing	
4		buildings
		sites
1		structures
		objects
5		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
Domestic/secondary structure
Agriculture/Subsistence/agricultural outbuilding

Current Functions
(Enter categories from instructions)

Domestic/single dwelling
Vacant/not in use
Vacant/not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Italianate

Materials
(Enter categories from instructions)

foundation Limestone
walls Brick
roof Slate
other Wood

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

Physical Description:

Along a gravel lane leading from Dam #4 Road stands the William Hagerman Farmstead. The lane is actually an extension of Woburn Road that led to the Potomac River and the C&O Canal. The house and domestic outbuildings are on the north side of the lane, facing south, while remnants of the barn and agricultural outbuildings are on the south side. A stone retaining wall defines the yard space around the house. The buildings date from the1860s, and include a two and a half story, five bay Italianate-influenced house, a brick kitchen/dwelling, a stone root cellar, frame wash house and sheds, ruins of a brick end bank barn, ruins of a blacksmith shop, wagon shed, chicken coops and hog pen. An unusual feature of the complex is a long barrel-vaulted space beneath the barn ramp. The brick-lined arched space had a door at each end and must have been used for storing orchard products. The landscape is mostly open meadowland. Recent tree growth has overtaken the barn area and agricultural compound within the farmstead. Active farming ceased for this place some years ago.

Resource Count: 4 contributing buildings (house, secondary dwelling/kitchen, wagon shed, wash house). 1 contributing structure (barrel vaulted cellar beneath the barn bank). Other minor sheds and outbuildings are not counted. The nominated area comprises approximately five acres to include the building complex within its immediate setting. The surrounding property is no longer in agricultural use and has reverted to meadowland which does not directly contribute to the significance of the resource.

General Description:

The main house is a two and a half story, five bay brick dwelling with a raised cellar lit by six light half windows along the south elevation. Constructed into sloping ground, the south-facing house has less exposure at the north and west elevations. A double porch, three tiered, extends across the east gable end of the house. A brick wall, an extension of the north elevation of the house forms a partial enclosure for the porch, finished off with windows at each story level. This type of porch recalls the more typical mid 19th century recessed double porch found on many farmhouses in mid-Maryland. The porch has a fancy railing and balustrade at the upper level and a simple three-rail system at the main level. The three-rail balustrade is a replacement of the original. Also, the porch was restructured some time ago and cut back about a foot from its original depth.

The front elevation of the house has five bays with a central entrance. The brick walls are laid in common bond with widely spaced header rows, resting on limestone foundations. Windows at the two main levels have segmentally arched tops and six over six sash and pairs of louvered shutters with arched tops to correspond with the windows. The louvers are movable.

The side and rear walls have six over six windows with flat arches. Shutters are more traditional at the lesser elevations with louvered pairs at the second story and paneled at the first story.

The main entrance is located is in the center bay of the front elevation. The entrance is elaborate with a four panel door with heavy molding. The panels are octagonal and also appear beneath octagonal sidelights flanking the door. A segmentally arched four-light transom completes the entranceway. An unusual entrance porch embellishes the front of the house. It combines elements of Gothic Revival and Italianate styles through the use of collared columns with brackets which rise to form pointed arched openings. Across the front is a fancy bracketed cornice with carved trim. It graces the front elevation only. Brick chimneys with multiple courses of corbelling extend from inside each gable end.

Just east of the main house stands a one and a half story brick kitchen which is also large enough to accommodate a dwelling. Constructed perpendicular to the main house, it has overhanging porches on each side and small windows within the gable. The porch along the east elevation has been partially enclosed to create another interior room. The kitchen has a chimney inside its south gable end, and is two bays wide. The interior has one finished room with a corner stairs leading to an upper level and down to a cellar. The stairs, in the southwest corner is enclosed with beaded tongue and groove paneling. The opposite corner contains a built-in cupboard. The fireplace has a simple mantel shelf and the firebox, walls and ceiling are plastered. Attached to the north gable end is a shed roofed addition that houses belt-driven machinery to pump water from a well located on the west porch.

Behind the main house and slightly to its east stand several small frame outbuildings, one with a chimney appears to have been a butchering shed or wash house, and the other a wood shed or smokehouse. There is also a subterranean root cellar. Along the lane and slightly to the west of the main house is a frame blacksmith shop, in ruins.

On the south side of the lane ruins and remnants indicate the layout and appearance of the farmstead. Most prominent is the barn foundation with parts of the brick end walls remaining, pierced with geometric brickwork ventilators. The foundations are stone and enough remains to show that the barn was a "Swisser" bank barn that faced north toward the house. The bank wall remains intact along with a concrete stave silo. A brick lined vaulted archway tunnels beneath the barn ramp, an unusual feature of this farm. Stones from some type of wall suggest the perimeter of the barnyard to its north. To the east of the barn are several shed-roofed chicken coops and a gable roofed hog barn. To the west of the barn is a wagon shed/corncrib and remains of an equipment shed.

Interior, Main House:

The front entrance to the main house opens into a formal stair hall with two rooms on either side, following a traditional Georgian-derived floor plan. The massive newel post supports a flattened handrail. Balusters are turned with hexagonal shafts, two per step. The balustrade system is naturally finished walnut. The stair treads and risers are partially painted and retain brass rings for rods to secure a carpet runner. An important element in the stair hall is the molded plaster medallion surrounding the base for a light fixture. All doors in the hallway, and throughout the main rooms of the house have four panels with cast iron patent locks with ceramic knobs. Heavily molded architraves trim the doorways.

The rooms to the west of the hallway are formal parlors; those to the east are less fancy with their direct access to the three tiered work porches and to the cellar kitchen. The front parlor, the southwest room at the main level is quite formal with three windows with paneled dadoes and a pair of large bi-fold doors, which open into the rear parlor to create one large space. The doors are grain painted to look like walnut. The front mantelpiece is Italianate with an arched opening to the firebox, a central curved and molded bracket and a mantel shelf with a curved profile. It and the other mantelpieces in the house are constructed of wood. The rear parlor, a smaller room, has a mantelpiece that is different from the front mantel, and is more Greek Revival in character. It has dominant wide pilasters and a bi-level frieze with a curved mantel shelf. The firebox retains its original plaster and has a segmental arch at its top, which the mantel frames with a rectangular opening with curved corners. Both of the parlors have separate entrances into the hallway.

The southeast and northeast rooms are much less elaborately appointed. The southeast room is the more refined of the two. It has two front-facing windows, a window and a door opening onto the east porch and doors to the northeast room and to the stair hall. All architraves have pointed tops and are trimmed with Grecian Ogee molding. Neither of the east rooms has a fireplace. The northeast room has two rear-facing windows, a window and door onto the porch and doors to the southeast room and the hallway. In the southwest corner of the room is service stair that runs down to the cellar kitchen and up to the second story room above. Architrave trim still has Grecian Ogee molding, but there are no decorative pointed top pieces. Behind the door to the porch in the northeast corner of the room is a cupboard with a drawer between upper and lower sections.

The second story is laid out similarly to the first story, except that a room was made at the front of the stair hall. This is a fairly common second floor arrangement, and most such rooms were used as closets with rails with pegs or hooks attached to the walls. This room has a hanging rail with iron hooks. The room has one front facing window. The two west rooms are more formal than the two east rooms, as was the case on the main floor. The southwest room has

architraves with pointed top pieces, again with Grecian Ogee molding which is used consistently throughout the house. The mantelpiece is similar in character to the one below it in the first floor southwest room. It is Italianate in style with a plastered round-arched firebox opening. Again, there is a central bracket with decorative carving, and a curved mantel shelf. In a niche next to the fireplace is a cupboard with four shelves. The smaller northwest room has plainer molding, and like the first floor a Greek Revival inspired mantelpiece with pilasters frieze panels and a curved mantel shelf. The firebox opening and the mantel enframing it are segmentally arched. The northwest room has only two windows. The door between the two upper level western rooms is grain painted to resemble tiger maple.

The two east second floor rooms have side-by-side entrances from the hallway, opening adjacent to the stairs rising to the attic. Each of the two east rooms has windows and doors opening onto the upper level of the tiered porch. The southeast room had pointed architraves, while the northeast room has straight-topped architraves, all with Grecian Ogee trim. In the northeast room there is a stairway along its west wall that descends all the way to the cellar.

Most door locks in the house are cast iron patent locks from the 1860s, with ceramic knobs.

The cellar has a large finished kitchen room with a service fireplace. A door leads out onto the lower level of the tiered porch, and there are two six over six east windows. In addition, there are two six light sash half sized windows in the north and south walls. A built-in cupboard and staircase are constructed along the west wall and there is an opening into a finished pantry room. In the western areas of the cellar there are two unfinished rooms.

WA-II-446

Hagerman, William, Farmstead
Name of Property

Washington County, Maryland
County and State

8. Statement of Significance

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

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

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

Property is:

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

Area of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1860s

Significant Dates

c. 1860

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 files (NPS):

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

Primary location of additional data:

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

Name of repository:
Maryland Historical Trust

Statement of Significance:

Summary

The William Hagerman Farmstead is significant under National Register Criterion C for its architecture. The farmhouse is an exceptionally intact example of an 1860s vernacular interpretation of the Italianate architectural style. Few of the farmhouse's original architectural features have been changed over its 140-year continuous Hagerman/Downey family ownership. Exterior features, particularly the elaborate front entrance porch, remain completely intact. The gable-end double porch with its rear brick enclosure is an unusual adaptation of the more common double recessed porch, a vernacular feature found on many mid 19th century farmhouses in the mid-Maryland and south-central Pennsylvania region. Interior details, including a plaster ceiling medallion, Italianate inspired mantelpieces, grain-painted doors, and original moldings, all contribute to the remarkable retention of the builder's original intent. The service kitchen in the cellar combined with the small out-kitchen/secondary dwelling immediately east of the main house and the compliment of agricultural and domestic buildings, complete the image of the upper class rural lifestyle that the refinements of the house imply.

Historic Context

Permanent British and European contact with what is now Washington County occurred through two separate and distinct processes. One involved eastern Maryland investors, non-residents, taking up large tracts of land for the purpose of eventual subdivision and lease or sale. The other involved German farmers entering Maryland from Philadelphia area and southeastern Pennsylvania. The process of establishing occupation of the land involved first, making a claim and obtaining a warrant. A warrant authorized a survey of the land. When the prospective claimant had his warrant, he could then proceed with the survey, the second step in establishing title to the land. The survey involved precise mapping of the parcel, defining its boundaries. The third and final step in the process was issuance of a "patent" which actually granted ownership rights to the land. One person could undertake the whole process, or a prospective landowner could transfer his warrant or survey to someone else.

Washington County was in that part of Maryland, which was often in colonial period records referred to as "the Barrens." The early landscape was not fully forested and contained areas of relatively open meadow and occasional rock outcrops. These rocky, open areas were perceived as infertile and described as barrens. As a result of the concept that the backcountry was not fertile, settlement was not encouraged at first. Initial contact occurred when land grants were made to leading tidewater area citizens, and when Germans and Dutch from Pennsylvania

and places further north passed through Maryland's Piedmont and Great Valley sections en route to settle lands in Virginia. These early contacts occurred in the 1720s, and involved little in the way of actual settlement.

As settlement progressed from the initial interests of fur trading and subsistence farming there developed more substantial farms. Grain farming was prominent, and as a result many gristmills were established. The mills took advantage of the ample waterpower in Washington County to convert grain into more easily transportable and marketable flour or meal. The prominence of milling was a significant feature of the local economy. It reflects the influence of Pennsylvania in that Washington County developed a general agricultural economy with emphasis on small grains, rather than the staple economy focusing on tobacco which developed in eastern Maryland.

The first period of settlement history in Washington County was one of instability, confused claims and habitation patterns and very modest material culture. Two main cultures met and began to converge: English investors and settlers from eastern Maryland, and German farmers from Pennsylvania. Eventually, the German settlers began to buy or lease land from the English speculators and the two cultures began to mix. The devastation of the French and Indian War followed by Pontiac's uprising in 1763 and 1764 left the settlers threatened and much of their settlements destroyed or damaged. Coming up were to be 20 more years of instability as the American Revolution approached and passed. Yet Washington County was about to see a period of unprecedented prosperity with the development of fertile farms and intensive cultivation that made the greater region America's breadbasket for much of the 19th century.

Despite the national and international turmoil that embroiled the latter years of the 18th century with the French and Indian War and the Revolution, Washington County in general prospered. From the end of the French and Indian War through most of the first half of the 19th century, agriculture developed, matured and profited with grain farming dominating. The farmsteads that now characterize the county were for the most part established and constructed during this time period. Population grew to the point that Washington County was formed from Frederick County in 1776.

During the years from 1763-1840, the county's first period architecture was gradually replaced or enlarged into more substantial and permanent form. The large "Swisser" barns with cantilevered forebays and a ramp or bank at the back, hallmarks of central Maryland and south central Pennsylvania, replaced small log-crib stables and shelters for livestock and crops. Small log houses were improved with siding and additions, or replaced with stone or brick dwellings.

The population remained dominated by Germans who migrated into the county from Pennsylvania, although a significant number of landowners from eastern Maryland, mostly well to do members of the upper levels of society, made their homes in Washington County as well.

Although the Germans had a major impact on Washington County culture as evidenced in architectural and agricultural traditions, types of churches and language, the Germans were nevertheless a minority in the population. According to the nation's first census, taken in 1790, Washington County's white population in that year was 14,472. Of those, 4,356 were of German descent, or 31%. This percentage of Germans was the highest in the state. Frederick County had a population of 26,937 whites, with 5,137 Germans which computes to 20% of the white population. For comparison, Franklin County, Pennsylvania, just north of Washington County, had a total population of 15,057 whites of whom only 1,296 or 9% were of German descent. For Washington, Frederick, and Franklin (PA) Counties, the largest portion of the population was tabulated as English/Welsh. Frederick County had the greatest population of all counties in Maryland in 1790, with a total count of 30,791.[1]

The prosperity that grew in Washington County during the latter 18th and early 19th centuries 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. The increase of wheat production 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.

Eventually the region became known for grain production. Grain was sold in bulk, or processed into flour and meal, or distilled into whiskey. These commodities were shipped to markets in Baltimore or Philadelphia. Shipping from central and western Maryland and the grain growing regions of Pennsylvania and the Shenandoah Valley was a problem, and hindered the growth and prosperity associated with grain production. There was no inland water route to the farming areas, although navigation of the Potomac and Susquehanna were promoted or opposed by various factions. Rail service did not develop until the 1830s, so highway transportation had to serve the freight hauling needs of the region. Maryland, therefore promoted turnpike development, although most of these toll routes were privately funded. The output and growth in population in the western areas of Maryland encouraged construction and improvement of roads

[1] *A Century of Population Growth From the First Census of the United States to the Twelfth, 1790-1900.* Baltimore: Genealogical Publishing Co., 1970, p. 272.

which were generally described as "miserable and worst in the union" in the late 18th century.[2] Baltimore officials in 1787 laid out 20-foot wide roads to Frederick, Reisterstown and York, Pennsylvania. However, it was private turnpike companies and in some cases mill owners who actually constructed the roads.[3]

The dawn of the 19th century brought enormous growth to Central Maryland, part of the "bread basket" of the country, and its primary market, Baltimore City. According to Susan Winter Frye, "By 1810 Maryland had become the third largest flour-producing state in the nation behind Pennsylvania and Virginia. Washington County was the state's foremost county in terms of the value of its flour mills and the number of barrels of flour produced by these mills."[4] An 1831 editorial in the Hagerstown newspaper the Torchlight and Public Advertiser numbers the flour mills of Washington County as "upwards of sixty-four," saying "...it is believed that we send annually to market 130,000 bbls. Being about one fifth of all the flour inspected in Baltimore."[5] This tremendous growth in production was supported by equal population growth. Between the years 1790 and 1820 Washington County grew by 8,603 people, by 1860, the population had grown by another 8,342 people while growth in many eastern counties had slowed or even decreased. The growth of farms and grain production in the western counties was made necessary by the phenomenal growth of cities such as Baltimore, which increased its population by over 200,000 people between 1790 and 1860.

Declining profits from tobacco and reduced opportunities in eastern and southern Maryland made the central and western portions of the state attractive to old-line families seeking to relocate and improve their fortunes. In addition to these residents of European and English descent were Africans and African-Americans who were brought into Washington County by their planter-owners. During the late 18th and early 19th centuries, only a few owners had more than 20 or so slaves, and records suggest that German farmers, long believed to be opposed to slavery often owned one or a few slaves for domestic and farm labor.

By the time of the outbreak of the Civil War in 1861, the area was well established and intensively farmed. Farms were characterized by fields and boundaries marked with wood or stone fences, orchards and small herds of cattle, hogs and sheep, and flocks of chickens and geese. Carefully maintained woodlots supplied firewood, building materials and fencing.

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[2] Robert J. Brugger, *Maryland a Middle Temperament*, Baltimore: Johns Hopkins, 1985, p. 153.

[3] Brugger, p. 153.

[4] Susan Winter Frye, Mill Settlement Patterns Along the Antietam Creek Drainage, Washington County, Maryland. Bound thesis, College of William and Mary, 1984, p. 45.

[5] Torchlight and Public Advertiser, March 10, 1831, microfilm collection, Washington Co. Free Library, Hagerstown, MD.

Demand for wood was great in the 19th century with the need for construction material and fuel (most households consumed about 10 cords of wood per year for heating). Historic photographs affirm the massive consumption of wood, revealing that the landscape at the time of the Civil War had far fewer trees than are seen today.

The prosperity 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 attempts to enter and occupy the central portion of Maryland in the summers of 1862, 1863 and 1864.

After the Civil War, Maryland's urbanization accelerated. Population began to shift with internal migration from the countryside to the cities. Baltimore grew, but so did cities like Cumberland, Hagerstown and, to a lesser extent, Frederick. By 1910, Cumberland was the second largest city in Maryland, with a population of 21,838. Hagerstown was third with 16,507 and Frederick was the fourth largest city with 10,411 people. Baltimore City, however, had 43.1% of the state's population, ranking seventh in the nation.[6] The rapid growth of Baltimore, Hagerstown and Cumberland had to do with the multiple railroads serving these cities in the late 19th and early 20th centuries. Hagerstown was a hub for four intersecting railroads. The good transportation opportunity led to growth of industries there and consequently population growth.

From 1870 to 1920, Maryland's population grew from 780,894 to 1,449,661 while Baltimore City's population over the same period grew from 267,354 to 733,826.[7] These figures show that by 1920, over half the population of the state was located in Baltimore. While agricultural pursuits continued in other parts of the state, their relative importance as the driving force of the economy declined. Maryland was shifting from an agricultural based economy to one based on manufacturing and factory-produced goods. In Maryland, by 1914, more people were working in industry than in agriculture, and more were living in urban areas than in the country.[8] Yet throughout the period, Washington, Frederick and Carroll Counties continued to lead the state in corn and wheat production and wheat and flour were among the top commodities exported from the port of Baltimore, although there was a gradual decline.[9] Competition from Midwestern grain resulted in Maryland sharing a smaller percentage of the whole amount of grain produced in the US.

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[6] William Lloyd Fox, "Social-Cultural Developments from the Civil War to 1920." Walsh and Fox, p. 503.
[7] James B. Crooks, "Maryland Progressivism," Walsh and Fox, p. 590.
[8] Bruchey, p. 396, citing U.S. Department of Commerce, Bureau of the Census, Census of Manufactures: 1914, I, 553.
[9] Ibid, p. 397 and 497.

As the urbanization and industrialization process gradually transformed the economy of Maryland and of Washington County, the County responded by shifting to dairy products, fruit and vegetable production. Corn and wheat were still major agricultural products, but milling in Washington County changed from production for market to custom work for local farmers and planters. Susan Winter Frye, in her study of milling in the Antietam drainage area in Washington County recorded similar findings concerning the decline in milling. "Several trends become apparent in the flour milling industry during the nineteenth century. First, large milling establishments had reached their pinnacle about mid century. By 1880, several of these large mills had converted to other lines of manufacture. Those merchant mills that continued producing flour decreased their output."[10] The fact that Frederick and Washington Counties were still producing large amounts of wheat and corn while decreasing mill output, indicates that grain was being shipped unprocessed to markets or mills in Baltimore, or was converted locally to animal feed.

The trend toward urbanization and the shift of population to Baltimore continued into the 20th century. In 1920, Maryland had become 60% urban with slightly over half the state's population in Baltimore.[11] By the end of the 1920s, the number of farms in Maryland had decreased by 4,704.[12] Meanwhile suburban residential districts and recreational areas spread outward from Washington D.C. and Baltimore into Montgomery and Baltimore Counties, a trend that has continued to the present. The conversion of farmland use to dairy and orchards in the county led to the decrease of local agricultural industries particularly milling and attendant businesses and industries. While Washington County's population continued to grow, it grew much more slowly than the urban growth of Baltimore, as the rural population siphoned off to the more flamboyant life in the city.

In 1929, on the eve of the Great Depression, wheat was still a large income producer in Maryland, with an estimated gross income in the state of $9,053,000. Most of the state's wheat was still being grown in Frederick, Washington and Carroll Counties in the old wheat belt. The wheat production in gross income, however, fell far below the $25,156,000 produced from sales of milk in the same year. Due to the Depression and also to a bad drought year in 1930, the gross income from sales of wheat by 1932 had fallen to $1,715,000 and dairy to $16,875,000.[13] Even with the drop in income, the figures show that dairy farming had far outdistanced wheat production in the 20th century.

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[10] Frye, p. 71.
[11] James B. Crooks, "Maryland Progressivism," Walsh and Fox, p. 590.
[12] Dorothy M. Brown, "Maryland Between the Wars," Walsh and Fox, p. 704.
[13] Ibid. p. 704, citing W.S. Hamill, The Agricultural Industry of Maryland, Baltimore: Maryland Development Bureau of the Baltimore Association of Commerce, 1934. P. 37,51-52,81,107,110-116,310.

Resource History

The William Hagerman Farmstead sits on a 216-acre farm parcel that was originally part of the 1700-acre Woburn Tract patented by Judge Thomas Buchanan in 1819.[14] Buchanan operated his large plantation with the help of as many as 56 slaves in 1830, producing a variety of grains for the nearby mills of Antietam Creek. Following Buchanan's death in 1847, the large tract passed to his five children, although only his unmarried daughter Harriet remained on the property. In 1857, the Woburn tract was subdivided and sold by the heirs, the result of a decree in Court of Equity.

In March 1858, the 216-acre parcel described as Tract No. 3 of Wooburn [sic] was sold to Dr. Grafton Clagett for $8,662.[15] The sale price implied that improvements of some kind were already in place on the farm, and indeed, by 1859 William Hagerman was shown on the county map occupying a farmstead on the property (see attached Taggert Map). Architectural details of the subject house indicate that it was probably not built before Clagett's 1858 purchase. When Hagerman purchased the farm in 1860 from Dr. Clagett, the sale price had risen to $11,360.[16]

Little is known about William Hagerman and his family. Son of Thomas Hagerman, who lived in the vicinity of Hagerstown in 1840, by 1850 William had moved to the Sharpsburg District with his wife Ester and young family. In 1860, William Hagerman was a successful 38-year old farmer with real estate valued at $12,000.[17] His family had grown to six children. Although the house was constructed with a service kitchen in the cellar as well as an out-kitchen with housing, no domestic servants were listed for the family in 1860, and no slaves were shown in the 1860 slave census.

William Hagerman's large brick end "Swisser" barn (now a ruin) and various frame agricultural buildings indicate that his farm was a fairly typical general grain farm for the mid-Maryland region. The large, impressive root cellar located at the barn implies that the farm produced a significant commercial root or fruit crop as well. According to the 1860 agricultural census, Hagerman had six horses, seven milch cows, four other cattle and 50 swine. He had 100 bushels of wheat, a very low amount for a Washington County farm, 50 bushels of rye, 600 bushels of Indian corn and 50 bushels of oats. In addition, the 1860 agricultural census records

[14] "Woburn" National Register documentation, Paula S. Reed & Assoc., 1999.
[15] Washington Co. Land Record, IN13/49, Washington Co. Courthouse, Hagerstown, MD.
[16] Washington Co. Land Record, IN14/592.
[17] U.S. Population Census records, 1840, 1850, 1860, microfilm collection, Washington Co. Free Library, Hagerstown, MD.

25 bushels of potatoes, 400 pounds of butter, 15 tons of hay and 15 bushels of clover. The total cash value was $12,000.

The 1870 agricultural census shows some new developments on the farm. Hagerman was paying $800 in farm wages. He now had 13 horses, 10 milch cows, 12 other cattle, 26 sheep and 20 swine. He had 800 bushels of wheat, more typical of the region than the 100 bushels recorded in 1860. He was listed in 1870 with 80 bushels of rye, 1,400 of Indian corn and 40 of oats. He had 35 pounds of wool, now that he had sheep, and 200 pounds of butter. Orchard products were valued at $2,000.00, while no orchard entries were made in 1860, and 25 pounds of honey. The value was listed as $14,100.

Comparison of the two agricultural census lists indicates that production on the Hagerman Farm increased substantially between 1860 and 1870, suggesting that the farm was under development during the decade. The $800 paid for farm wages was new and could explain the living quarters that were included in the separate summer kitchen building.

In 1887, William Hagerman died leaving two farms in his estate, the home farm where he remained until his death, and a second farm, both occupied by two of his daughters and their families.[18] Although William provided lovingly for all his children in his Last Will and Testament, both farms were to be sold at public sale. Hagerman's daughter Mary and her husband David Martin purchased the secondary Washington County farm from the estate in 1888. Daughter Ann Amelia and her husband Lewis Downey, who apparently farmed the Woburn tract known as the home farm, bid on that farm in 1888 but were rebuffed by the executors for offering too low a price at $50 per acre.[19] In 1889, with no better offers forthcoming, the executors agreed to the low price of $10,806 for the productive farm.[20]

Through the 20th century the farm changed hands only twice, in 1916 and 1940. By 1940, additional acreage had been added for a total of 369 acres, reflecting the consolidation of farms for commercial dairy production.[21] It was probably at this time that the old barn was abandoned in favor of a new, modern dairy barn, probably located on the new acreage. In 1965, the farm was again enlarged by another 200 acres, and incorporated as Downey Farms, Inc.[22] When the Hagerman farmstead, then part of the larger Downey Farms was sold in 2002 to the current owner, it had remained in the Hagerman/Downey family since its creation in 1860 by William Hagerman, through the entire 20th century, a total of 142 years.

[18] Washington Co. Will Book G, page 559.
[19] Washington Co. Estate Records, List of Sales Book GG, page 482.
[20] Washington Co. Land Record 93/207.
[21] Washington Co. Land Records, 148/640 and 211/364.
[22] Washington Co. Land Record, 433/299.

Architectural Evaluation

The farmstead with its remaining buildings, grounds and landscape features is an excellent example of an1860s complex. The Taggert 1859 map of Washington County shows a building on the farm but it does not appear to be in quite the same location as the present complex. All indications are that the present house at least was constructed slightly later in the mid 1860s. There is no record of what sort of habitation might have been there earlier. A key element in dating the house to the mid 1860s is the use of patent locks with ceramic knobs which carry patent dates of 1864. The woodwork and trim is also consistent with 1860s farmhouse construction. Additionally the agricultural census records for 1860 and 1870 show that the farm underwent substantial change during that decade. The tightly defined time of potential construction for all of the buildings makes them an excellent representation of a particular slice of time in mid-Maryland's 19th century rural history. Therefore, the buildings are eligible for the National Register under Criterion C.

Major Bibliographical References:

A Century of Population Growth From the First Census of the United States to the Twelfth, 1790-1900. Baltimore: Genealogical Publishing Co., 1970.

Brugger, Robert J. *Maryland a Middle Temperament.* Baltimore: Johns Hopkins, 1985.

Frye, Susan Winter. *Mill Settlement Patterns Along the Antietam Creek Drainage, Washington County, Maryland.* Bound thesis, College of William and Mary, 1984.

U.S. Population Census records, 1840, 1850, 1860, microfilm collection, Washington Co. Free Library, Hagerstown, MD.

Walsh, Richard and William Lloyd Fox, eds. *Maryland, A History.* Baltimore: Maryland Historical Society, 1974.

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

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

"Woburn" National Register documentation, Paula S. Reed & Assoc., 1999.

WA-II-446

Hagerman, William, Farmstead
Name of Property

Washington County, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 5 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	257830	4377110	3			
2				4			

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Paula S. Reed, PhD, Architectural Historian; Edie Wallace, Research Historian
Organization Paula S. Reed and Associates, Inc. date 8 March 2002
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 Todd and Tracey Bowman
street & number 7661 Dam #4 Road telephone 301-223-6152
city or town Sharpsburg state MD zip code 21782

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

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

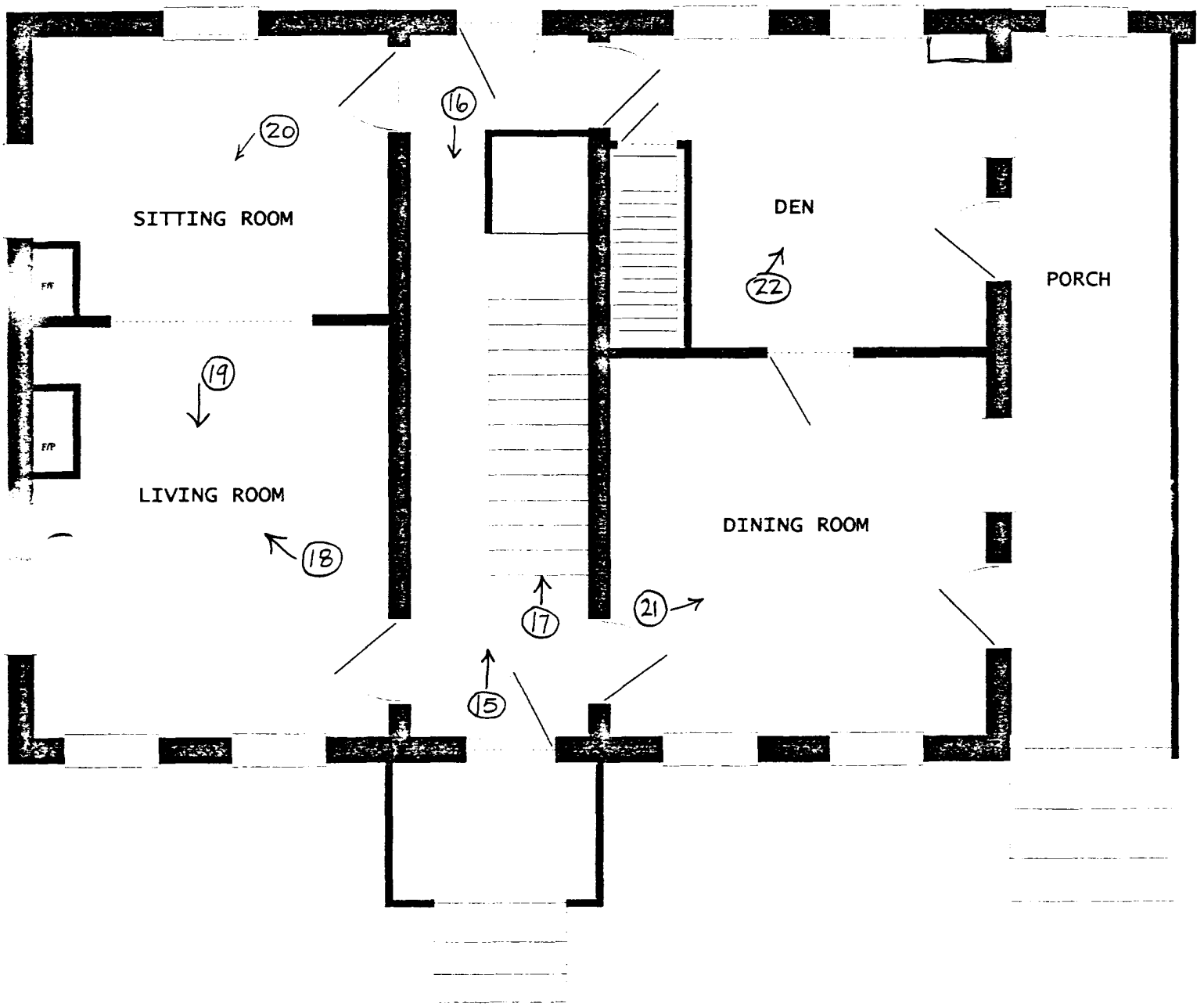
Verbal Boundary Description:

The total nominated area is approximately five acres. Beginning on the north side of the entrance lane, just east of the brick summer kitchen at an old fencerow, and following the line of the fencerow in a northeasterly direction for approximately 250 feet, then turning west and continuing west in a straight line for 500 feet, then turning south and continuing south for 500 feet, then turning east and continuing east in a straight line for 500 feet, then turning north in a northeasterly direction to meet the beginning point.

Boundary Justification:

The buildings are located in the heart of a large tract containing 369 acres. The farmstead and enough of the surrounding landscape to convey the agricultural character of the property are included in this nomination; the remainder of the property is no longer in agricultural use and has reverted to meadowland, which does not directly contribute to the significance of the resource.

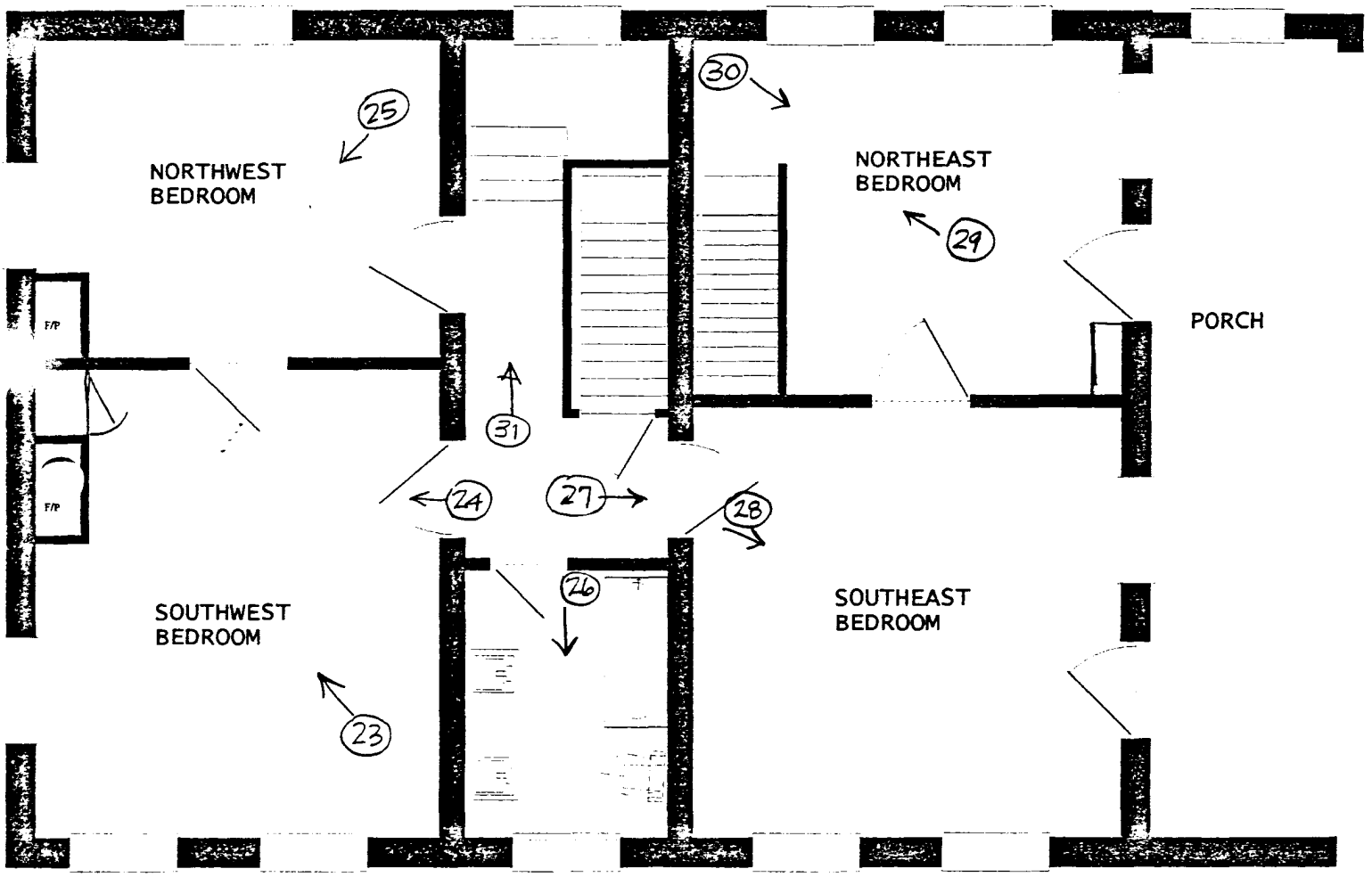
WA-II-446



FIRST FLOOR PLAN
WITH PHOTO VIEW AND NUMBER

WILLIAM HAGERMAN FARMSTEAD
WA-II-446
WASHINGTON COUNTY, MD
7202 DAM #4 ROAD, SHARPSBURG MD

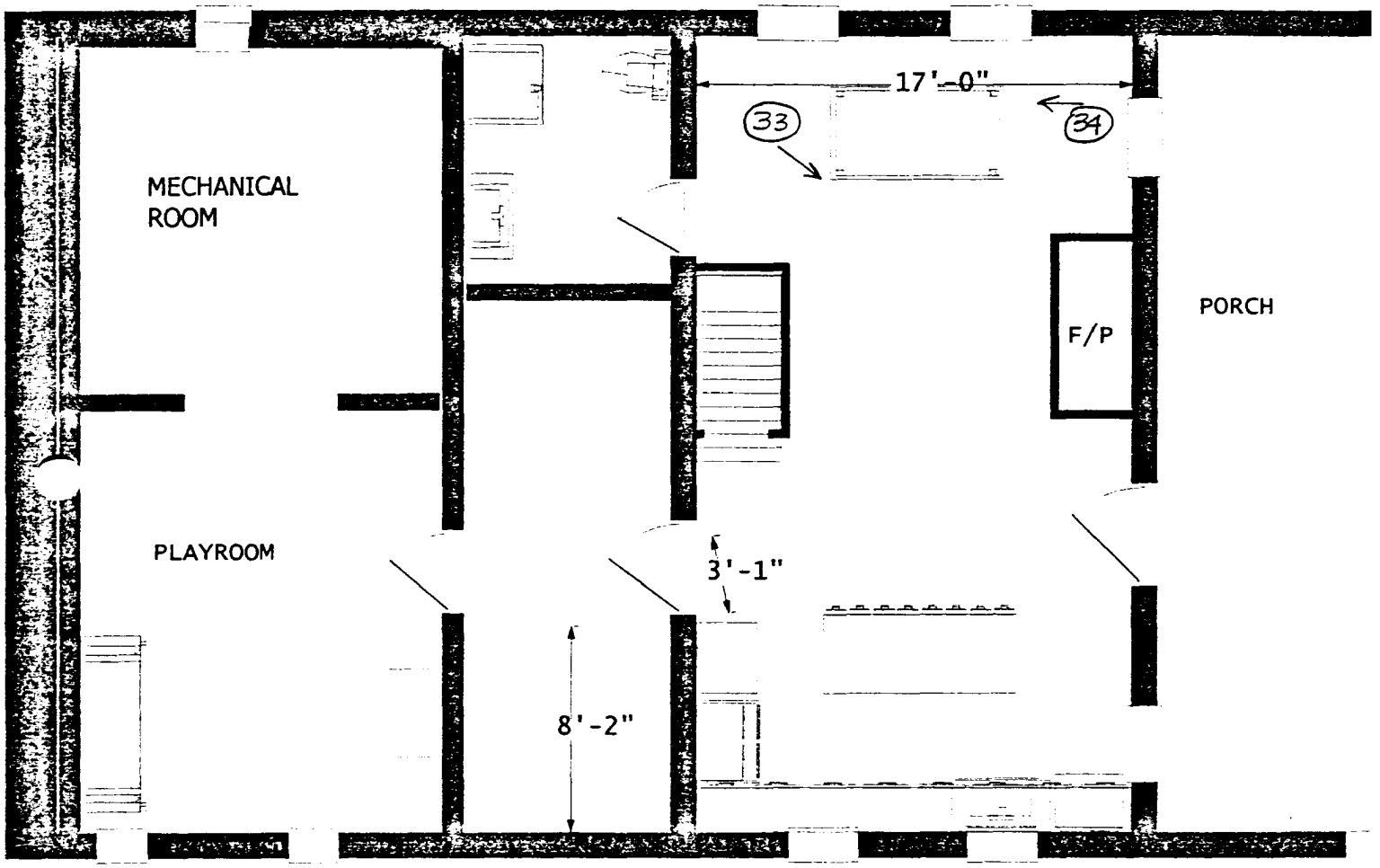
WA-II-446



WILLIAM HAGERMAN FARMSTEAD
WA-II-446
WASHINGTON CO. MD
7202 DAM #4 ROAD, SHARPSBURG, MD

SECOND FLOOR PLAN
WITH PHOTO VIEW AND
NUMBER

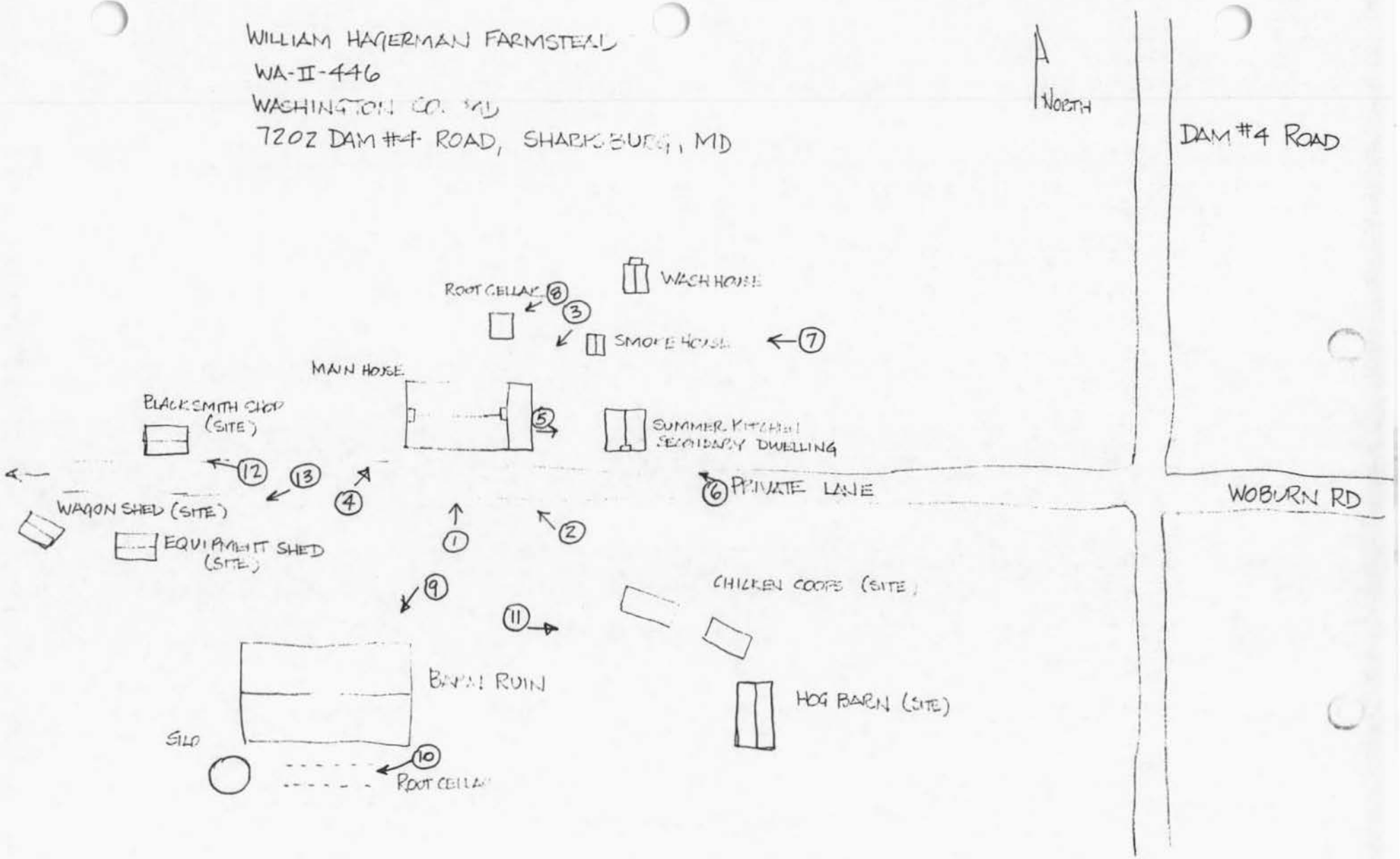
WA-II-446



WILLIAM HAGERMAN FARMSTEAD
WA-II-446
WASHINGTON COUNTY, MD
7202 DAM #4 ROAD, SHARPSBURG, MD

CELLAR/ KITCHEN PLAN
WITH PHOTO VIEW AND
NUMBER

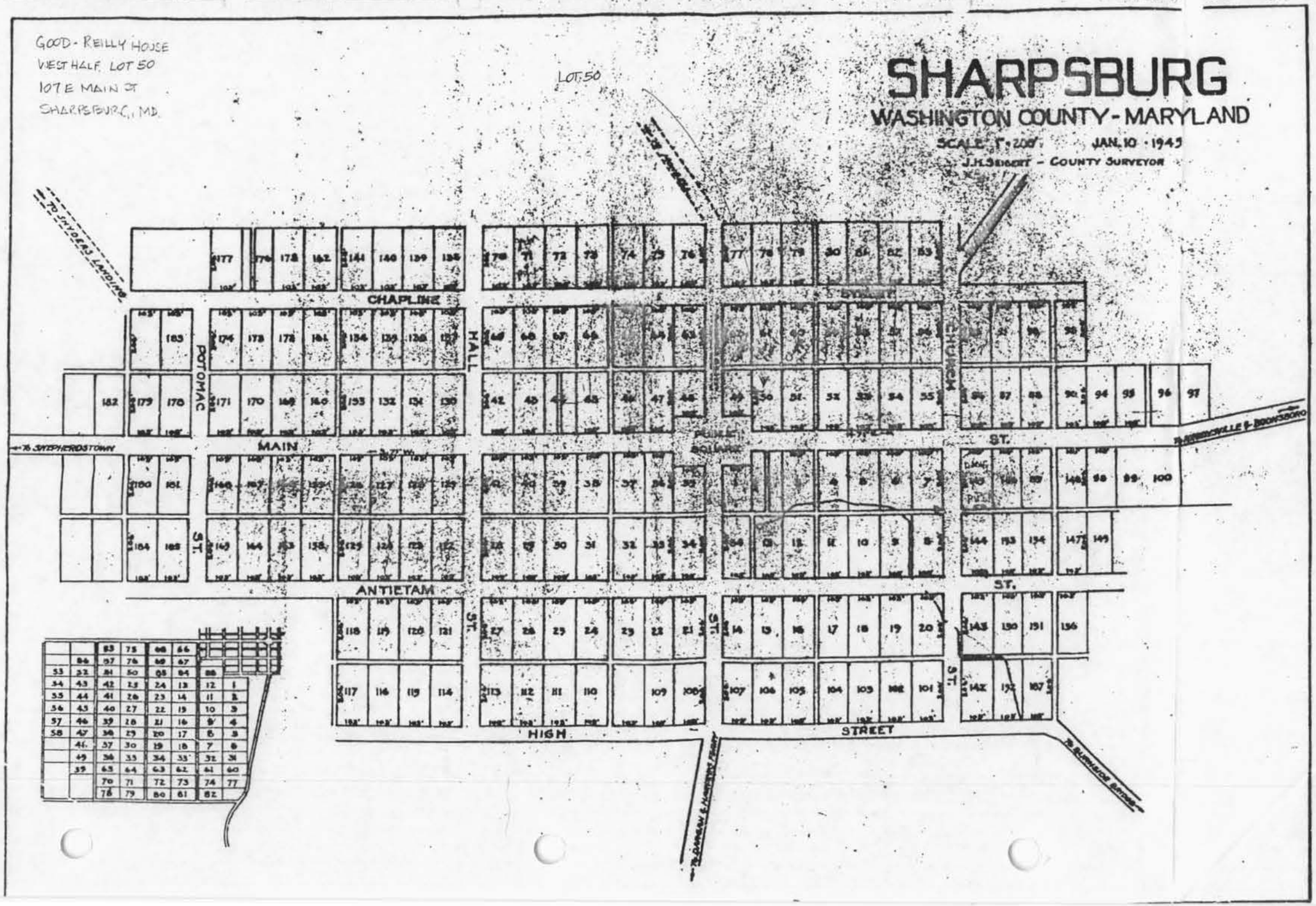
WILLIAM HAVERMAN FARMSTEAD
WA-II-446
WASHINGTON CO. MD
7202 DAM #4 ROAD, SHARPSBURG, MD

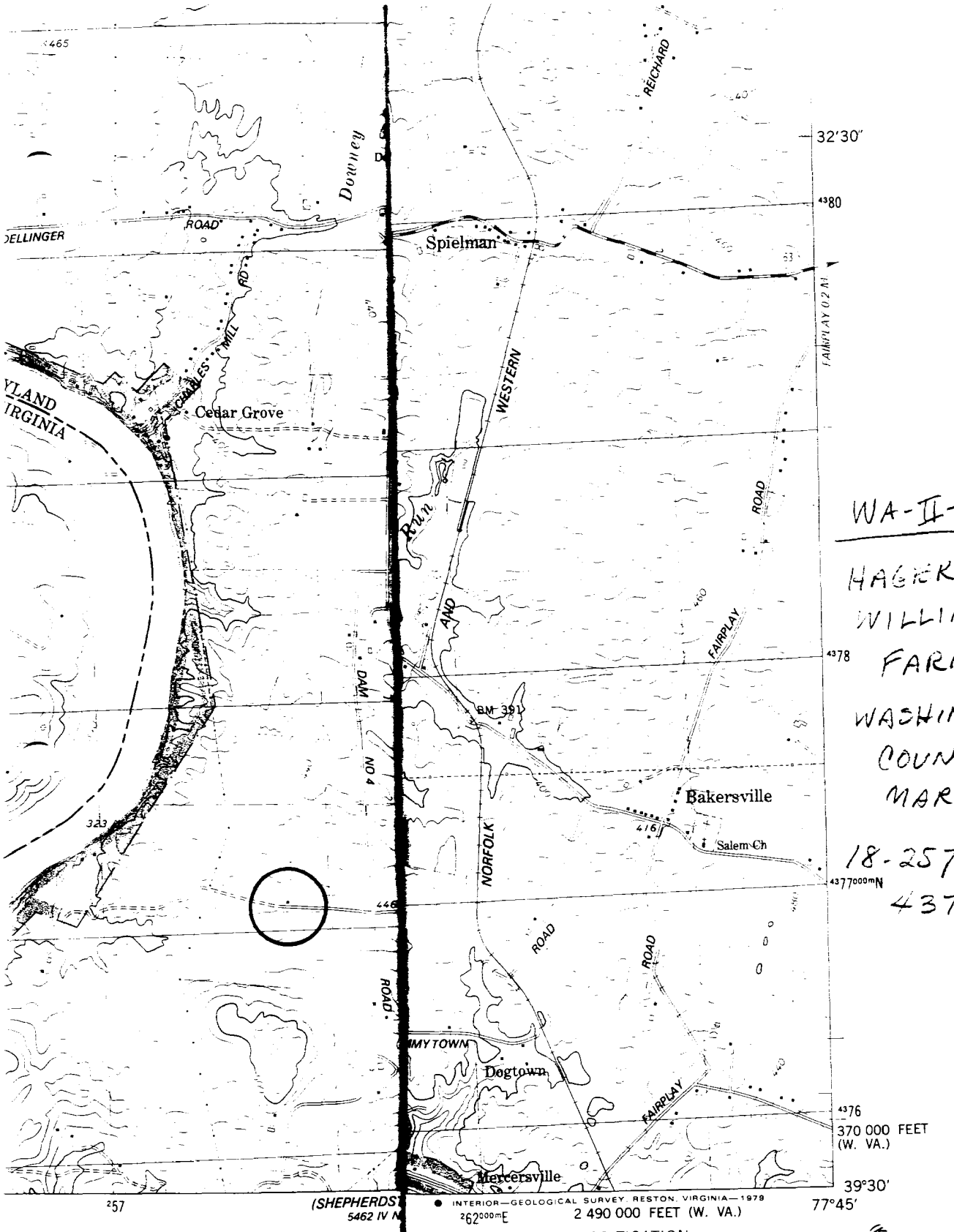


WA-II-446

WA-11-446

GOOD - REILLY HOUSE
WEST HALF LOT 50
107 E MAIN ST
SHARPSBURG, MD.





WA-II-446

HAGERMAN, WILLIAM, FARMSTEAD

WASHINGTON COUNTY, MARYLAND

18-257830-4377110

WA-II-446
District 20
Map 65
Parcel 29
MAGI # 2210075635

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
Late 19th Century Farm Complex

2 LOCATION

STREET & NUMBER
Woburn Road and Dam # 4 Road

CITY, TOWN
X VICINITY OF Downsville

CONGRESSIONAL DISTRICT
6

STATE
Maryland

COUNTY
Washington

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	X AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Downey Farms, Inc.

Telephone #:

STREET & NUMBER
Route # 3, Box 221

CITY, TOWN
Williamsport

__ VICINITY OF

STATE, zip code
Maryland 21795

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Washington County Court House

Liber #: 433
Folio #: 299

STREET & NUMBER
West Washington Street

CITY, TOWN
Hagerstown

STATE
Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

WA-II-446

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED < 50%	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This farm complex includes a late 19th century brick house, a brick secondary house and kitchen combined, several other outbuildings and ruins of a brick end bank barn which apparently burned. The house is a two story, five bay structure with common bond at all elevations. All windows have segmentally arched tops with six over six pane sashes and arched topped shutters with movable louvers. A series of brackets and an ornamental frieze finishes the eaves. A two story porch with Victorian posts, brackets and balustrades extends along one end wall. One of the most notable features is the one bay porch which shelters the main central entrance. It has a series of round and pointed arched openings and gingerbread trim.

CONTINUE ON SEPARATE SHEET IF NECESSARY

WA-II-446

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	X AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This farmstead would appear to date from the last quarter of the 19th century. It is an unusually refined example of late 19th century rural architecture and is worthy of further study. Part of Downey Farms, it is similar to the house on another Downey property north of Downsville. See WA-II-394.

CONTINUE ON SEPARATE SHEET IF NECESSARY

WA-II-446

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 415.14 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Paula Stoner, Architectural Historian

ORGANIZATION
Preservation Associates

DATE
June 1978

STREET & NUMBER
109 West Main Street, Box 202

TELEPHONE
301-432-5466

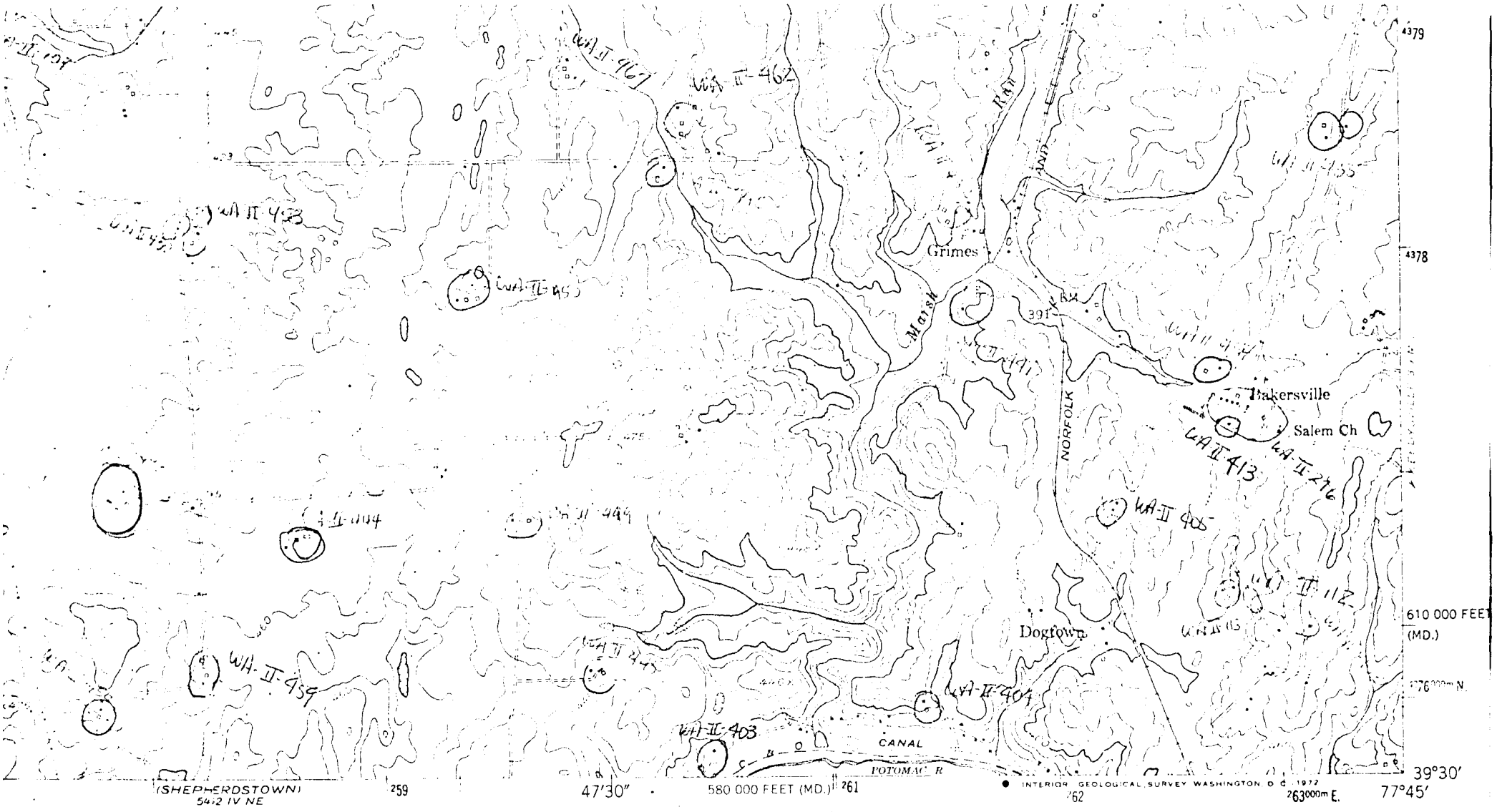
CITY OR TOWN
Sharpsburg

STATE
Maryland 21782

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



SCALE 1:24 000

1 MILE

7000 FEET

1 KILOMETER

CONTOUR INTERVAL 20 FEET

DATUM IS MEAN SEA LEVEL

MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
E BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
CRIBING TOPOGRAPHIC M AND SYMBOLS IS AVAILABLE ON REQUEST

MARYLAND

QUADRANGLE LOCATION

WA-II-446

ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

U. S. Route — State Route

WILLIAMSPORT, MD.–W. VA.

SE 4 WILLIAMSPORT 15' QUADRANGLE

N3930–W7745/7.5

1953

PHOTOREVISED 1971

AMS 5463 III SE SERIES V83

WA-II-446
S. W
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd.
Downsville Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO
HISTORICAL SITES SURVEY

WA-II-446
Kitchen, S.W
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd.
Downsville Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

WA-II-446
Outbuildings SW
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd.
Downsville Vicinity

PAULA BRUNER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

WA-II-446
outbuildings. S.E.
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd.
Downsville Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO
HISTORICAL SITES SURVEY

WA-II-446
S.E.
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd.
Downsville Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

WA-II-446
Barn Ruins, S.W view
Nov. 1976

Late 19th Century Farm Complex

Woburn Rd. & Dam # 4 Rd, Downsville Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY