

MIHP no. CARR-1741  
Panora Acres (Back Farm; P. Peterman Farm)  
3010 Traceys Mill Rd.  
Manchester, Carroll County, MD 21102  
Mid-19th century-early-21<sup>st</sup> century  
Access: Private

The Back Farm section of Panora Acres, known historically as the P. Peterman Farm, is an 83.3-acre portion of Panora Acres, an active dairy farm located in Manchester vicinity, Carroll County, Maryland, which includes multiple tracts of land encompassing 2,000 acres. The Sellers family purchased the property in 1998. While the majority of buildings on the property were constructed within the last two decades, the Back Farm notably retains a mid- to late-nineteenth century frame bank barn constructed in a more unusual form, with double outsheds on the bank elevation. An early-twentieth century well house and a mid-twentieth century concrete silo are also extant. This property was surveyed as part of a Maryland Historical Trust Non-Capital Grant project to document dairy farms throughout the state.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CARR-1741

### 1. Name of Property (indicate preferred name)

historic P. Peterman Farm  
 other Panora Acres (preferred), Back Farm

### 2. Location

street and number 3010 Traceys Mill Road     not for publication  
 city, town Manchester X vicinity  
 county Carroll

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

name Panora Acres Inc  
 street and number 3000 Traceys Mill Road telephone  
 city, town Manchester state MD zip code 21102

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Carroll County Circuit Court liber 02000 folio 00092  
 city, town Westminster tax map 0014 tax parcel 0027 tax ID number 06-004717

### 5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: Center for Historic Architecture and Design, University of Delaware

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>2</u> buildings
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<u>1</u> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>1</u> structures
		<input type="checkbox"/> funerary	<u>0</u> objects
		<input type="checkbox"/> government	<u>4</u> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			<u>0</u>

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## 7. Description

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

The “Back Farm” at Panora Acres, a working dairy, is an 83.3-acre parcel of land in the vicinity of Manchester, Carroll County, Maryland. This property is contiguous with the Panora Acres home farm to the northeast and is connected to it by an interior farm road that runs northeast of the main farm complex to the Back Farm. The property is roughly bounded to the southeast by a 28.89-acre tract of land also owned by Panora Acres (tax identifier 06-071341), to the southwest by the historic core of Panora Acres, known as the Sellers Home Farm (CARR-1676), and to the northeast and northwest by smaller tracts of land containing single-family houses. The property was purchased by Panora Acres, Inc. (the Sellers family) in 1998. Today, this portion of Panora Acres contains a farm complex with six buildings, five structures, and a one landscape feature. This property was surveyed as part of a Maryland Historical Trust Non-Capital Grant project to document dairy farms through the state.

### *Agricultural Outbuildings*

#### Manure Shed (c. 2010)

Located at the end of the farm lane, the extreme eastern-most building on the Back Farm is a one-story, gable-front, frame manure shed. This building sits on a continuous poured concrete foundation that is poured to half the wall height. The upper portion of the walls are framed with posts set into the concrete foundation walls. The front (southwest) elevation is entirely open, while the side and rear elevations are open above the poured concrete foundation walls between the posts. These posts all have upbraces on either side, supporting the roof. The roof and the gable ends are clad in ribbed metal sheeting. The interior of the manure shed has a poured concrete floor.

#### Heifer Barn (c. 2010)

To the east of the bank barn is a large, one-story, five-bay, frame, front-gable with overshot ridge, drive-through heifer barn. Both the east and west gable ends feature identical fenestration. Each end has five openings, and the two outermost openings are free stall alleys, the ends of which are demarcated by metal gates. Adjacent to each free stall alley on the interior are two symmetrically placed feed alleys, which are also demarcated by a metal gate, although these gates are shorter than the two outermost gates. In the center of the façade, centered under the ridgetline, are open doors for the feed driveway and vehicles to drive through the entire building. The two longitudinal elevations (north and south) each have a long continuous opening that runs the length of the building. These openings are screened to keep birds out of the barn and have adjustable side curtains to enclose the space if necessary. The interior features exposed wood framing, and an exposed wood truss roof. Each side of the aisle can accommodate 100 cows in free stalls. The floor is concrete. The central driveway is lined with metal Sturdy Built Signature Series headlocks.

#### Bank Barn (c. 1850, addition 1998)

To the east of the new heifer barn is the oldest building on the Back Farm, the large frame bank barn. It is clad in a mixture of vertical wood and ribbed metal sheeting, with a side-gable ribbed metal roof, and sits on a

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continuous stone foundation. The barn is an example of the open-forebay Standard Pennsylvania Barn, popular from Pennsylvania to Virginia, as well as several states in the mid-west, from 1810 to 1890. Standard Pennsylvania Barns feature symmetrical bents on the first floor, with the forebay tied into the main barn framing system. This incorporation of the forebay into the framing allows the roof ridge to be centered over the entire barn and the gable ends to appear symmetrical. With open-forebay Standard Pennsylvania Barns, the end foundation walls have been eliminated, relying on the cantilevering of the forebay beams for support. Additionally, many of these types of open-forebay barns are of frame construction above the lower / basement level. This all frame-construction variation was popular during the mid- to late-nineteenth century.

On the bank (southwest) elevation, the barn exhibits an unusual feature—it has double outsheds. Outsheds function as granaries for bank barns. Earlier double outshed bank barns appended this feature to the bank elevation of barns, though this barn has them integrated into the symmetrical gable end ridgeline, indicating that they are likely an original construction feature. However, it is possible the entire barn was re-roofed and incorporated these outsheds into the new roofline. The outsheds are located at the gable ends of the southwest elevation, flanking two large sliding doors. Each outshed has a now-covered louvered vent. The sliding doors are wood covered by ribbed metal sheeting. To the east of the bank barn is one-story, concrete-block addition. This c. 1998 addition to the building houses a calf barn. On the southwest elevation of the addition are five open windows.

The bank barn's original northwest gable end fenestration is obscured by the addition. The addition is clad mostly in raised-seam metal sheeting, covering frame construction, but closer to the southwest elevation, the great majority of the wall is concrete block. There is one opening on this elevation, a ribbed metal clad frame door is located asymmetrically at the corner with the northeastern elevation.

The forebay (northeast) elevation is entirely of frame construction. The fenestration of the first floor is now obscured by a one-story, shed-roof, frame addition placed in front of the forebay. This addition mostly encloses the first floor. The concrete block addition is open on this side. Above the shed roof addition on the bank barn, there are no openings visible on the second floor, possibly due to the fact that the barn has been resided with vertical ribbed metal sheeting.

The southeast gable end of the barn has one large opening in the fieldstone basement / lower level. The frame threshing floor / upper level of the barn features eight louvered wood vents arranged in a pyramidal formation, a row of four vents then three vents, placed in a staggered formation above one another, with one vent placed directly beneath the gable ridgeline. Some of the vents have been covered with wood, while two survive with more detail, showing the original paired arched louvered vents with projecting wood sills.

The lower level / basement of the barn is now accessed through the door in the addition, on the northwest elevation. The addition is one large open room without interior partitions. The exposed roof rafters are wood

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trusses. The space is subdivided with small waist-height metal fences used to create small calf pens. Since the addition is appended to the bank barn, the original exterior wall of the bank barn is visible in this space. Three wood framed window openings are asymmetrically placed along the original gable end wall. There are no doors on this elevation—the door to the lower level of the bank barn is located underneath the forebay. At the corner of the northwest and northeast elevations, on the northeast forebay façade, is a wood Dutch door that leads into the lower level of the bank barn. Immediately to the south of this door are wood stairs (located in the forebay) that provide access to the first floor of the barn. The interior of the basement shows evidence of multi-animal stabling, typical of nineteenth century bank barns, as well as many alterations. In the basement, two large summer beams run the length of the building, with large hewn joists running the width of the building. Some of these joists are only hewn on two sides, giving the joists a more tree-like appearance. The joists supporting the forebay are also hewn. The large summer beams each have a scarf joint roughly in the center of the room—now, the summer beams are also supported by several square wood posts. The interior plan of the lower level has been reworked to accommodate the stabling of small heifers on the farm today. Directly in front of the Dutch door is an aisle created by wood fences. To the northeast of the doorway, along the northwest gable wall, is a wood niche for horse equipment from the nineteenth century. It is likely that horses were stabled in this portion of the barn until it was reconfigured in the twentieth century. Most of the interior is without permanent partitioning—again, like in the calf barn, it is partitioned with mostly waist-high metal fences. Visible on the interior of the basement is the continuous stone foundations under the double outsheds. This likely indicates that these were original features to the bank barn. The majority of the northeast (forebay) elevation of the bank barn has been opened up to allow the cows passage from the pens to the covered shed roof addition, in front of the forebay elevation.

The upper threshing floor is divided into five bents. Starting from the northwest gable end, the bents are divided into a hay mow (with an outshed), a threshing floor/driveway, a central hay mow, another threshing floor / driveway, and lastly another hay mow (with an outshed). Along the forebay (northeast) and bank (southwest) walls are two frame walkways—meaning the mows do not extend the full width of the building. The interior of the threshing floor is framed with most hewn members. While the larger members are mortise-and-tenoned together, some of the lighter members are nailed together. Some of the vertical framing members on the forebay wall are small half-round hewn studs. The roof rafters are also small mostly round timbers. Interestingly, the roof construction matches that of the two other Panora Acres barns, the one at the Sellers Home Farm (CARR-1676), as well as Daniel Bixler Farm 2, across Traceys Mill Road (CARR-1742).

### Concrete Silo (c. 1960)

Adjacent to the bank barn on its southeast gable end is a poured concrete tower silo, which sits on a poured concrete foundation. A metal domed roof caps the silo.

### Well house (c. 1930)

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To the east of the bank barn and across the farm lane is a small one-story, one-bay, frame well house. It has a shed roof that slopes down to the northeast. The exterior is clad in a ribbed metal sheeting over horizontal wood boards, and the roof is also covered in raised metal sheeting. The southeast (front) elevation has one bay containing a metal door with wood trim.

### Bunker Silos 1-3 (c. 2000, c. 2004)

To the west of the bank barn and encircled by farm lanes are three (originally four) bunker silos. The first one to the east was constructed originally as two bunker silos c. 2000. They were combined into one bunker c. 2014. The next two bunker silos to the west were constructed c. 2004. The bunker silos have three poured concrete walls without front walls or roof covering. They all feature poured concrete floors. These silos replaced the vertical silage storage.

### Hay Shed (c. 2010)

To the east of bunker silos 1-3, south of bunker silo 4, and west of the farm lane that connects the Back Farm to the home farm is a large, one-story, side-gable frame hay shed. The building sits on a continuous poured concrete foundation, and the exterior walls and roof are both clad in raised-seam metal sheeting. The northeast (front) elevation is open (it is the only elevation with any openings) and comprised of eight bents, with each bent supported by square wood posts.

### Bunker Silo 4 (c. 2016)

Also encircled by farm lanes is the fourth bunker silo, constructed c. 2016. Like the other bunkers on site, it has three poured concrete walls without a front wall or roof covering, with a poured concrete floor.

### Equipment Shed (c. 2005)

To the south of bunker silo 4 is a one-story, one-bay, frame equipment shed. It is a post-set building with a concrete floor. The rear and side elevations are all covered in ribbed metal sheeting—there are no openings on any of these elevations. The shed roof slopes towards the northwest and is covered in ribbed metal sheeting. The front (southeast) elevation is a full-width, open air bay.

### Farm Pond (c. 1960)

To the north of the agricultural complex and the small tributary connecting to the South Branch Gunpowder Falls is a large wedge-shaped farm pond.

## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input checked="" type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	Architect/Builder
<b>Construction dates</b> Mid-19th c.	
Evaluation for:	
<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register
	<input checked="" type="checkbox"/> not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Summary Paragraph

The “Back Farm” at Panora Acres is part of an operational dairy farm, located on the north side of Traceys Mill Road, in the vicinity of Manchester, Carroll County, Maryland. The property is composed of named tracts of land from multiple surveys including “Prickum,” “Zep’s Choice,” “Every Bodies Land,” “Prussia,” and “Troy.” This history can be traced back to the late-eighteenth century when Peter and Leonard Zep conveyed 168 acres to Francis Zep in 1773. No buildings survive from that time, and the only extant historic building on the property today is a mid- to late-nineteenth century bank barn. The barn itself is constructed in an unusual form—it is an open-forebay standard Pennsylvania with double outsheds on the bank elevation.

As a part of the Panora Acres farm complex, the Back Farm derives significance for being part of an active dairy farm. The Sellers family purchased the property in 1998 and subsequently built several dairy farm buildings in the 2000s and 2010s, including a large heifer barn, bunker silos, a hay shed, and a manure shed. Panora Acres is one of only 30 working dairy farms in Carroll County.

### Dairying in Carroll County

Farming prospered in Carroll County even during the colonial period, as the county emerged as a breadbasket during the mid-1700s owing to its very fertile soils, which supported a mixture of grains, livestock, timber, and tobacco—sometimes harvested with enslaved labor.<sup>1</sup> The county was connected to urban markets, especially Baltimore, through turnpikes and railroads beginning in the early nineteenth century. By the mid-nineteenth century, Carroll County farmers began to further diversify their agricultural output with the production of

<sup>1</sup> Paula S. Reed, Dean Herrin, and Barbara Powell, *Tillers of the Soil: A History of Agriculture in Mid-Maryland* (Frederick, MD: Catoctin Center for Regional Studies Frederick Community College, 2011), 5; J. Thomas Scharf, *History of Western Maryland; Frederick, Montgomery, Carroll, Washington, Allegany, and Garrett Counties from the Earliest Period to the Present Day; Including Biographical Sketches of Their Representative Men*, Vol. 2 (Philadelphia, PA: Louis H. Everts, 1882), 801.

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butter, and by 1870, farmers were also selling fluid milk.<sup>2</sup> In the decades that followed, milk production soared, as dairying became a key part of Carroll County's agricultural economy by the turn of the century. By 1900, Carroll County farmers were producing about 10% of the fluid milk (7,690,576 gallons) in the State of Maryland on 3,007 farms.<sup>3</sup>

In the early twentieth century, Carroll County farmers transitioned away from extensive field crops and increased production of perishable goods, mostly dairy products. By 1910, the value of milk surpassed the sales of wheat for the first time in the county.<sup>4</sup> That year, Carroll County was the third largest dairy producing county in the state, following only Frederick and Baltimore counties. While fluid milk production continued to increase in Carroll County, farmers gradually stopped producing butter during the first half of the twentieth century, mirroring statewide and national trends. During the years between 1880 and 1945, many farmers upgraded from the general cow breeds popular in the nineteenth century to high-producing, dairy-specific cow breeds—such as Holstein, Jersey, and Guernsey—to increase their overall milk yield.

The period between 1945 and 1985 was marked by both the peak sales of dairy products in Carroll County and, paradoxically, a sharp decline in the number of dairy farms—again reflecting statewide and nationwide trends of consolidation in the industry. The same pattern has continued into the twenty-first century. Today, the dairy industry remains a large part of Carroll County's agricultural economy—22.2% of the total market value of agricultural products in 2017 was from milk sales.<sup>5</sup> Yet, by 2019, there were only 24 active dairy farms remaining in the county.<sup>6</sup>

### *Historic Context*

In 1773, 168-acres of land was conveyed to Francis Zep (Zepp) by Peter and Leonard Zep. In 1818, this property was sold to Martin Minter by Zep's heirs (Eve Zepp, George and Catherine Souter, Jacob Zepp, George and Elizabeth Warner, Peter Zepp, George and Mary Woolfgang).<sup>7</sup> Martin Minter was from Arendtsville, Adams County, Pennsylvania, and was the son-in-law of Zepp, having married his daughter

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<sup>2</sup> Census enumeration category is "milk sold, or sent to butter and cheese factories."

<sup>3</sup> Carol Lee, *Legacy of the Land: 250 Years of Agriculture in Carroll County, Maryland* (Westminster, MD: Carroll County Commissioners, 1982), 87; United States Department of Agriculture. *U.S. Census of Agriculture Maryland County Data*, United States, 1900. Web archive. [https://agcensus.library.cornell.edu/census\\_year/1900-census/](https://agcensus.library.cornell.edu/census_year/1900-census/).

<sup>4</sup> Carol Lee, *Legacy of the Land: 250 Years of Agriculture in Carroll County, Maryland* (Westminster, MD: Carroll County Commissioners, 1982), 81.

<sup>5</sup> United States Department of Agriculture, "2017 Census of Agriculture County Profile: Frederick County, Maryland," [https://www.nass.usda.gov/Publications/AgCensus/2017/Online\\_Resources/County\\_Profiles/Maryland/cp24021.pdf](https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Maryland/cp24021.pdf)

<sup>6</sup> Mary Grace Keller, "With Dairy Farms Disappearing in Carroll County, Milk Consumption Flat, Farmers look to Alternative Revenue Sources," *Carroll County Times*, October 1, 2019

<sup>7</sup> Carroll County Land Records, C.E. 66/195, April 10, 1818, Carroll County Circuit Court, Westminster, Maryland.

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Barbara Zepp.<sup>8</sup> During his lifetime, Martin had 17 children by two wives (both named Barbara, Barbara Zepp was his second wife).<sup>9</sup> In the 1830 U.S. Federal Census, Minter's household was 14 free white persons, and in 1840 his household size decreased slightly to 11 free white persons.<sup>10</sup> The Minters resided on the farm until 1849.

In 1849, Martin and Barbara Minter sold the 169-acre farm to Peter Peterman for \$4000.<sup>11</sup> In 1850, Peter who was described as a farmer, and lived with his wife, Barbara, their adult children Benjamin (32), Ferdinand (30), Elizabeth (38), Fyetta (25), and Sarah Stambaugh (8).<sup>12</sup> Both Benjamin and Ferdinand were also listed as farmers. In 1863, Peter sold a 62-acre portion of his land to his oldest son Benjamin Peterman for \$1057.<sup>13</sup> The Benjamin Peterman Farm is still extant (CARR-1287).

In 1868, Peter and Barbara Peterman sold the remaining 100-acres to their son Ferdinand for \$3036.<sup>14</sup> In the 1870 Census, Ferdinand is described as a farmer. He is unmarried and residing in a small household, only living with his older sister Elizabeth.<sup>15</sup>

In 1879, it was reported that Ferdinand was erecting a new (brick) house 26 x 30 feet, perhaps matching his brother's brick house. It was also noted Henry Peterman was the carpenter, and William Schaffer was the mason.<sup>16</sup> It is possible that Ferdinand Peterman constructed the bank barn.

Ferdinand Peterman died in December of 1884 unmarried, and with no heirs.<sup>17</sup> His surviving siblings, as well as nieces and nephews filed suit with the Circuit Court of Equity to divide his estate. In September of 1885 the farm was put up for a Trustee's Sale, and described as follows:

*Saturday, September 19th, 1885*

At 9 o'clock, a.m., the real estate of which Ferdinand Peterman died seized and possessed, to wit:

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<sup>8</sup> "Martin Mineter," Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

<sup>9</sup> "Martin Minter," Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

<sup>10</sup> Fifth Census of the United States, 1830, Population Schedule for Carroll County, Maryland, Martin Minter.

<sup>11</sup> Carroll County Land Records, J.S. 9/0349, March 28, 1849, Carroll County Circuit Court, Westminster, Maryland.

<sup>12</sup> Seventh Census of the United States, 1850, Population Schedule for Carroll County, Maryland, Peter Peterman.

<sup>13</sup> Kenneth M. Short, "Benjamin Peterman Farm (Carroll Zepp Farm) CARR-1288," Maryland Inventory of Historic Properties Form, Crownsville, Maryland, June 30, 1992.

<sup>14</sup> Carroll County Land Records, J.B.B. 36/393, November 26, 1868, Carroll County Circuit Court, Westminster, Maryland.

<sup>15</sup> Ninth Census of the United States, 1870, Population Schedule for Carroll County, Maryland, Ferdinand Peterman.

<sup>16</sup> "Melrose Items," *The Democratic Advocate*, Westminster, Maryland, June 7, 1879.

<sup>17</sup> "Order of Publication: In the Circuit Court of Carroll County in Equity No. 2289," *The Democratic Advocate*, Westminster, Maryland, April 4, 1885.

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A fine tract of growing timber containing 6 Acres and 31 Square Perches of land more or less. Also, in the afternoon of the same day, at 1 o'clock, about one mile northwest of Melrose, along the line of the Bachman Valley Railroad, the farm known as the Peterman Ore Bank Property, containing 100 ACRES OF LAND, MORE or LESS, Several acres of which are heavily timbered. The improvements consists of a NEW BRICK DWELLING HOUSE just complete; bank barn, smoke house, wash house, dairy, and all other necessary outbuildings. There is a never-failing spring of excellent water near the dwelling, also a pump at the door and running water at the barn. There is an abundance of fruits of various kinds, with a young and thriving orchard in full bearing condition. The land is well watered, and the whole is in a high state of cultivation and under good fencing.<sup>18</sup>

The farm was purchased by Amos and Maria (Mariah) Sauble in 1886 for \$4550.00.<sup>19</sup> Maria was one of Daniel and Ellen Bixler's daughters.<sup>20</sup> Daniel Bixler owned the adjacent property (CARR-1676) the home farm for Panora Acres. In the 1910 U.S. Census, only Amos and Maria Sauble reside on the property—Amos is described as a farmer.<sup>21</sup>

In 1914, the Saubles sell the 100-acre farm to A. Parker and Clara (nee Sterner) Tracy for \$6500.00.<sup>22</sup> In the 1920 U.S. Federal Census, Parker was described as a farmer, and only he and Clara resided in the house.<sup>23</sup> However, by 1930, Parker is a mechanic in a garage.<sup>24</sup> In 1940, he was described as a retired farmer. In all the censuses the household was never larger than himself and Clara.<sup>25</sup>

A. Parker and Clara Tracy sold the 100-acre farm in 1943 to Salvatore Demarco, Sr., of Baltimore City, for \$10.<sup>26</sup> It is unclear if Demarco (or his family) resided at the farm, but Salvatore Demarco, Sr. was a surgeon in Baltimore. His obituary states that he lived at 12 Charlcote Place (contributing resource to the Guilford National Register Historic District).<sup>27</sup> Perhaps the family purchased the farm a country place. The Demarco family retained the property until 1998, when they sold 83.3-acres to Panora Acres, Inc. for \$150,000.<sup>28</sup>

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<sup>18</sup> "Trustees' Sale of A Valuable Farm in Manchester District," *The Democratic Advocate*, Westminster, Maryland, September 19, 1885.

<sup>19</sup> Carroll County Land Records, W.N.M. 64/430, June 11, 1886, Carroll County Circuit Court, Westminster, Maryland.

<sup>20</sup> "Melrose," *The Democratic Advocate*, Westminster, Maryland, October 8, 1915.

<sup>21</sup> Thirteenth Census of the United States, 1910, Population Schedule for Carroll County, Maryland, Amos Sauble.

<sup>22</sup> Carroll County Land Records, O.D.G. 124/0080, March 18, 1914, Carroll County Circuit Court, Westminster, Maryland.

<sup>23</sup> Fourteenth Census of the United States, 1920, Population Schedule for Carroll County, Maryland, A. Parker Tracy.

<sup>24</sup> Fifteenth Census of the United States, 1930, Population Schedule for Carroll County, Maryland, A. Parker Tracy.

<sup>25</sup> Sixteenth Census of the United States, 1940, Population Schedule for Carroll County, Maryland, A. Parker Tracy.

<sup>26</sup> Carroll County Land Records, E.A.S. 210/0279, December 24, 1949, Carroll County Circuit Court, Westminster, Maryland.

<sup>27</sup> "Dr. S. J. DeMarco," *The Baltimore Sun*, Baltimore, Maryland, January 12, 1949.

<sup>28</sup> Carroll County Land Records, 2000 / 0092, January 30, 1998, Carroll County Circuit Court, Westminster, Maryland.

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The only extant building on the property that pre-dates the Panora Acres (Sellers family) ownership is the bank barn.

As a part of the Panora Acres farm complex, the back farm derives significance for being part of an active dairy farm. The Sellers family purchased the “back farm” in 1998, and subsequently built several dairy farm buildings in the 2000s and 2010s, including a large heifer barn, bunker silos, a hay shed, and a manure shed. Panora Acres is one of only 30 working dairy farms in Carroll County.

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## 9. Major Bibliographical References

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Inventory No. CARR-1741

Carroll County Circuit Court, Land Records, Various Volumes, Westminster, Maryland.

Dornbusch, Charles H., and John K. Heyl. *Pennsylvania German Barns*. Allentown, PA, 1958.

Ensminger, Robert F. *The Pennsylvania Barn: Its Origin, Evolution, and Distribution in North America*. Baltimore: Johns Hopkins University Press, 2003.

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## 10. Geographical Data

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Acreage of surveyed property 83.3  
Acreage of historical setting 22  
Quadrangle name Manchester Quadrangle scale: 1:24000

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### Verbal boundary description and justification

The metes and bounds of this property are coincidental with the current boundary of the lot as designated on the Carroll County Tax Map 0014, parcel 0027.

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## 11. Form Prepared by

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name/title	Catherine Morrissey, Assoc. Director		
organization	Center for Historic Architecture and Design	date	October 2021
street & number	330 Alison Hall, Univ. of Delaware	telephone	302-831-8097
city or town	Newark	state	DE

The Maryland Inventory of Historic Properties 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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-697-9591

MIHP no. CARR-1741  
Panora Acres (Back Farm; P. Peterman Farm)  
3010 Traceys Mill Rd.  
Manchester, Carroll County, MD 21102

### Deed Trace

Map 0014 Tax Parcel 0027

Deed: 2000 / 0092

01.30.1998

Salvatore J. DeMarco, III and Mary Katherine DeMarco

To

Panora Acres, Inc.

...all that tract or parcel of land, located in the Sixth Election District of Carroll County, Maryland, as described on attached Exhibit "A".

...Description of a 83.307 Acre Parcel... **being the Remains of Parcel No. 2**, of those parcels of land conveyed unto Salvatore J. DeMarco, III and Mary Katherine DeMarco, husband and wife, by deed dated March 26, 1992...

TOGETHER WITH a Right-of-Way Thirty (30) Feet wide, leading to Wentz Road...

\$150,000.00

Deed: 1341/750

Salvatore J. DeMarco, III, grantor

To

03.26.1992

Salvatore J. DeMarco, III, and Mary Katherine DeMarco Grantees, parties of the second part

And

Salvatore J. DeMarco, IV, Suzanne Marie Ferris, Stephen Francis DeMarco, Scott Christopher DeMarco, and Kristen Ann DeMarco, Remainder Grantees, parties of the third part

CARR-1741

...in fee simple all that property situate in Carroll County, State of Maryland and, described as follows:

PARCEL NO. 1

BEING KNOWN and distinguished by the following names, to wit: "Manchey's Garter", part of "Ipstone", part of "Troy", part of "Every Body's Land", part of "Elbow" and part of "Millhofer" ...

PARCEL NO. 2

BEING the same tracts or parcels of land described and conveyed in a Deed from George Sauble, et al., Trustee to Amos Sauble bearing date June 11, 1886...containing 100 acres of land

\$1.00

Amelia E. Donohue and Marie P. Meagher

To

Salvatore J. DeMarco III

BEING the same tracts or parcels of land described and conveyed in a deed from George Sauble, et al., Trustee, to Amos Sauble, bearing date June 11<sup>th</sup>, 1886...containing 100 acres of land

BEING a part of the same tracts of ground which by deed dated December 24, 1949...were granted and conveyed by Salvatore J. DeMarco, Jr., Elsin DeMarco, his wife, Amelia Donohue, widow and Maria and Harry Meagher, her husband, unto Anna M. DeMarco who departed this life April 7, 1968 intestate, a resident of Baltimore County, Maryland.

FOR succession of title see Estate of Anna M. DeMarco as filed in the Register of Wills of Baltimore County, Estate #26170 wherein the heirs of said estate were Amelia E. Donohue,

Deed: C.C.C. 568/39

04.27.1974

Salvatore J. DeMarco, Jr. and Maria P. Meagher. The said Salvatore J. DeMarco, Jr. departed this life April 9, 1969 testate, a resident of Baltimore City. See Wills Liber L.C.S. No. 237, folio 435 among the records of the Register of Wills of Baltimore County

\$5.00

Deed: E.A.S. 210/0279

Salvatore J. Demarco, Jr. and Elsin Demarco, Amelia Donohue, widow, and Maria Meagher and Harry Meagher, her husband, of the first part

to

12.24.1949

Anna M. Demarco, of the second part ...all those two parts of tracts or parcels of land situate, lying and being in Manchester District, Carroll County, Maryland, containing 100 acres of land

\$5.00

Deed: L.D.M. 180/455

A. Parker Tracy and Clara S. Tracy

To

03.13.1943

Salvatore Demarco, Sr.

...all those two parts of tracts or parcels of land situate, lying and being in Manchester District, Carroll County, Maryland, containing 100 acres of land, more or less, being the same tracts or parcels of land described and conveyed in a deed from George Sauble, et al., Trustees, to Amos Sauble, bearing date June 11, 1886...

\$10.00

Deed: O.D.G. 124/0080

Amos and Maria Sauble

To

03.18.1914

Parker Tracy and Clara S. Tracy

...All those two parts or tracts or parcels of land situate lying and being in Carroll County, in the State of Maryland, and containing One Hundred Acres of land more or less, (100 A.)...

\$6500.00

Deed: W.N.M. 64/430

George Sauble, et al., Trustee

To

06.11.1886

Amos Sauble

Witnesseth, whereas by a Decree of the Circuit Court for Carroll County sitting as a Court of Equity in Number 2289 Equity passed on the 14th day of August in the year 1885 in the case of Fyetta Sauble and others against Samuel Peterman and others we the said George Sauble and Noah Peterman were appointed Trustees to sell the land decreed to be sold and have sold the same as herein after described to Amos Sauble...

...all those parts of tracts and parcels of land situate lying and being in Carroll County Maryland called and known by the following names "Prickum" "Parts of Prussia" "Part of Zepp's Choice" part of "Everybody's Land" and part of "Troy" containing One Hundred Acres of Land, more or less...

\$4550.00

Deed: J.B.B. 36/393

Peter and Barbara Peterman

To

11.25.1868

Ferdinand Peterman

...all those parts of tracts and parcels of land situate lying and being in Carroll County in the State of Maryland called and known by the following names "Prickum" "Part of Prussia" part of "Zepp's Choice" part of "Everybody's

Deed: J.S. 9/0349

03.28.1849

Land” and part of “Troy” containing in the whole one hundred acres of land more or less...

\$3036

Martin and Barbara Minter

To

Peter Peterman

...all these tracts parts of tracts and parcels of land situate lying and being in Carroll County...known by the following names “Prickum” containing thirty six acres of land more or less “Prussia” containing fifty acres of land more or less “Zepp’s Choice” containing twenty acres of land more or less, part of “Everybodies Land” containing twenty two acres and three roods of land more or less and a part of “Troy” containing forty acres of land more or less, containing in the whole about one hundred and sixty nine acres of land...

\$4000.00

Deed: C.E. 66/195

04.10.1818

Eve Zepp, George Souter and Catherine his wife, Jacob Zepp, George Warner and Elizabeth his wife, Peter Zepp, George Woolfgang and Mary his wife, heirs at law of Francis Zepp

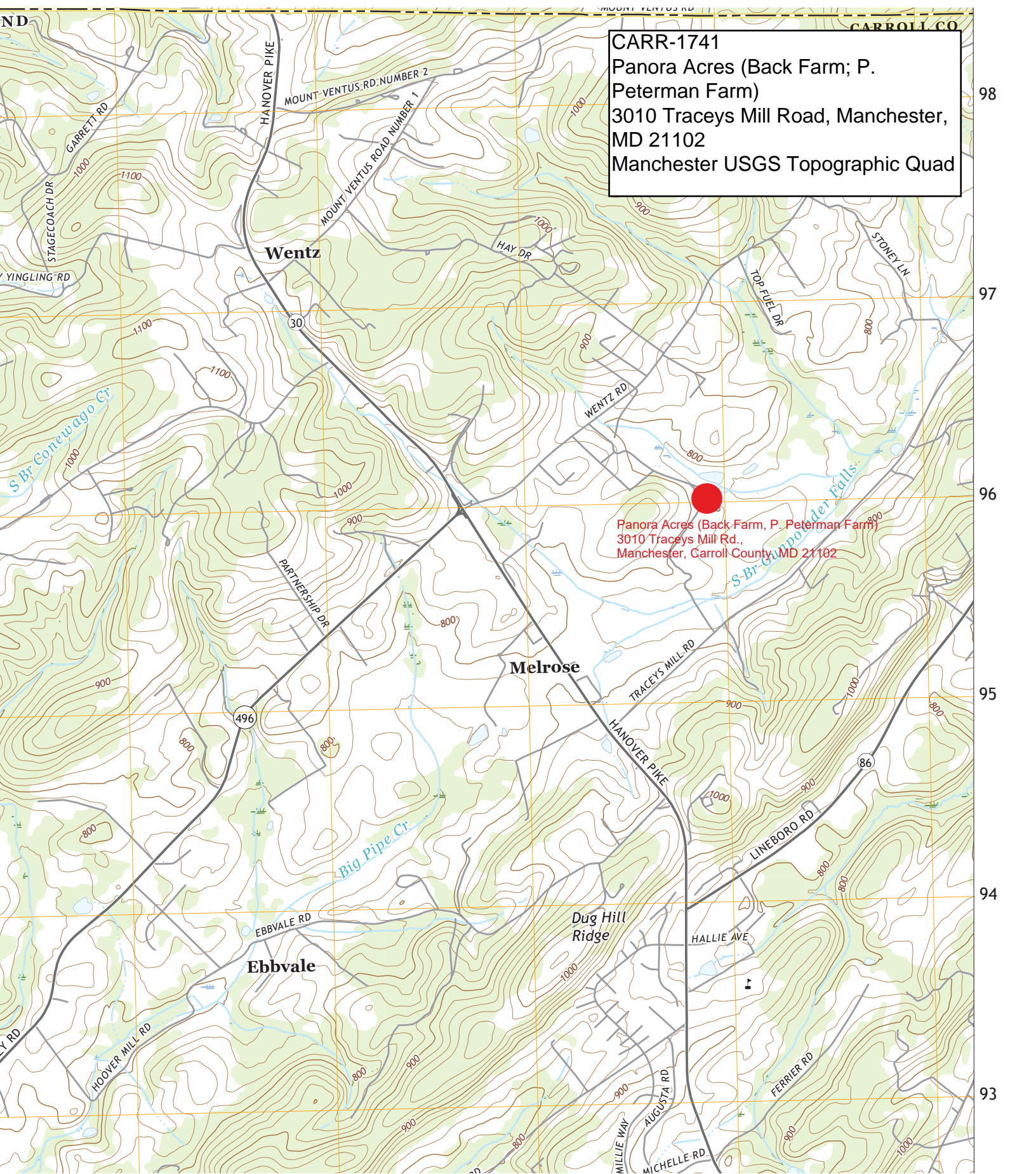
To

Martin Minter

...all the following tracts or parcels of land lying and being in Baltimore County and on the north side of a hill—Dugg Hill viz all that tract of land called Prickum containing thirty six acres of land more or less, also all that tract of land called Prussia containing fifty acres of land more or less also all that tract of land called Zep’s Choice, containing twenty acres of land more or less which aforesaid three

Tracts of land was conveyed unto the aforesaid Francis Zep by Peter Zep and Leonard Zep by their deed of conveyance bearing date the twenty sixth day of October seventeen hundred and ninety and recorded the 11<sup>th</sup> day of December 1873 (sic?) among the land records of Baltimore County Court Liber W.G. No. M.M. folio 470. Also all that part and several parcels of a tract of land called Every Bodies Land containing twenty two acres an three quarters and one perches more of less which was conveyed to the aforesaid Francis Zep by a certain Henry Lamnot by his Indenture of Conveyance bearing date the 8<sup>th</sup> day of September 1792 and recorded the 9<sup>th</sup> day of October 1792 among the land records of Baltimore County Court in Liber W.G. No. J.J. 383... Also all the several peaces or parcels of a tract of land called Troy containing together forty acres and seventy square peaches which was conveyed to the said Francis Zep by a certain Thomas Rutterdum by his deed of conveyance bearing date the 8<sup>th</sup> day of June 1793 and recorded the 8<sup>th</sup> day of June 1793 among the said records of Baltimore County in Liber W.G. No. L.L. folio 285 ... containing together one hundred and sixty eight acres

\$6272



**CARR-1741**  
Panora Acres (Back Farm; P. Peterman Farm)  
3010 Traceys Mill Road, Manchester,  
MD 21102  
Manchester USGS Topographic Quad

Panora Acres (Back Farm, P. Peterman Farm)  
3010 Traceys Mill Rd.,  
Manchester, Carroll County, MD 21102

Wentz

Melrose

Ebbvale

Dug Hill  
Ridge

CARROLL CO

ND

98

97

96

95

94

93

MOUNT VENTUS RD. NUMBER 2  
MOUNT VENTUS ROAD NUMBER 1

HANOVER PIKE

HAY DR

WENTZ RD

TOP FIEL DR

STONEY LN

PARTNERSHIP DR

TRACEYS MILL RD

HANOVER PIKE

LINEBORO RD

EBBVALE RD

HALLIE AVE

HOOVER MILL RD

MILLIE WAY

AUGUSTA RD

MICHELLE RD

FERRIER RD

STAGECOACH DR

GARRETT RD

YINGLING RD

S Br Coneyago Cr

Big Pipe Cr

S Br Gunpowder Falls

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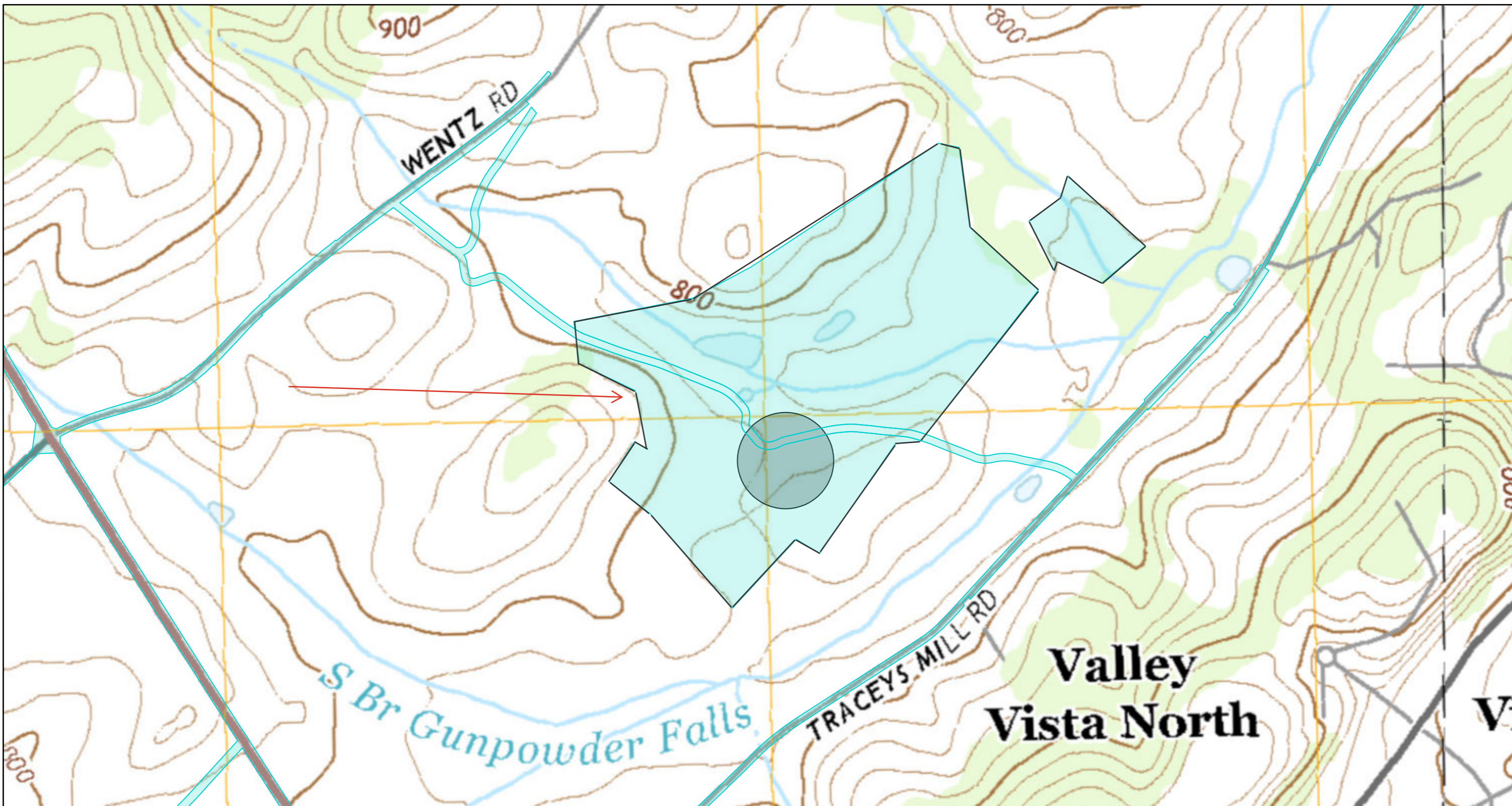
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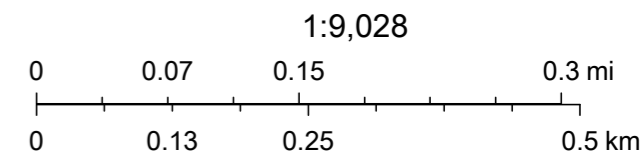
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# Medusa Printout



December 14, 2021



MD iMAP, USGS

MIHP no. CARR-1741  
Panora Acres (Back Farm; P. Peterman Farm)  
3010 Traceys Mill Rd.  
Manchester, Carroll County, MD 21102

Photographer: Michael J. Emmons, Jr.  
Date: July 21, 2021

Photo Printer: Epson Stylus Photo R3000  
Paper and ink: Epson Ultra Premium Matte Presentation Paper; Epson 157 ink series (T1579, T1576, T1575, T1577, T1571, T1578, T1572, T1573, T1574)

### Photo Log

Photo #:

CARR-1741_2021-07-21_01	Aerial environmental view of Peterman Farm (in the background), also known as the "Back Farm," with Panora Acres home farm in the foreground.
CARR-1741_2021-07-21_02	Environmental view, showing bank barn and heifer barn, looking northwest.
CARR-1741_2021-07-21_03	Perspective view of bank barn and concrete silo, showing proximity to a neighboring residential complex, looking northwest.
CARR-1741_2021-07-21_04	Perspective view of bank barn with calf barn addition, looking east.
CARR-1741_2021-07-21_05	Perspective view of calf barn addition on bank barn, looking southeast.
CARR-1741_2021-07-21_06	Calf barn addition, perspective view of interior, showing northwest wall of bank barn, looking south.
CARR-1741_2021-07-21_07	Bank barn, detail view along northeast wall, showing forebay framing, stairs to upper level, and doorway to lower level (on right), looking southeast.
CARR-1741_2021-07-21_08	Bank barn, interior, perspective view of lower level, looking south.
CARR-1741_2021-07-21_09	Bank barn, interior, detail view of upper level, showing framing bent for central hay mow, looking southwest.

CARR-1741_2021-07-21_10	Bank barn, interior, upper level, view of framing in forebay, looking northwest.
CARR-1741_2021-07-21_11	Perspective view of heifer barn, looking northeast.
CARR-1741_2021-07-21_12	Heifer barn, view of interior, looking northeast.
CARR-1741_2021-07-21_13	View of manure shed and eastern end of heifer barn, looking northwest.
CARR-1741_2021-07-21_14	View of bunker silos, looking northeast.
CARR-1741_2021-07-21_15	View of equipment shed and bunker silo 4, looking northwest.
CARR-1741_2021-07-21_16	Perspective view of hay shed, looking west.



CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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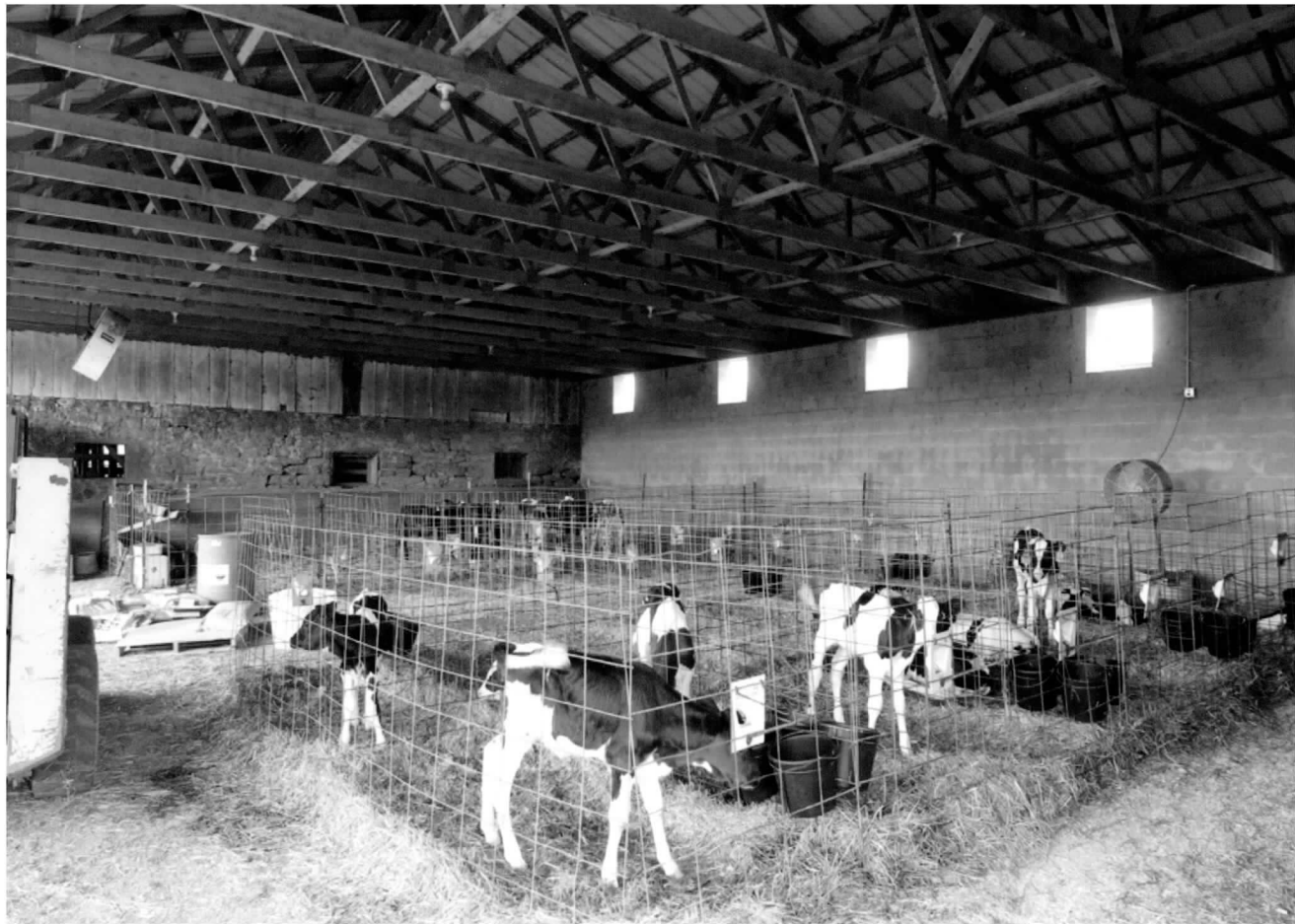


CARR-1741

Michael J. Emmens, Jr.

July 21, 2021

5 of 16

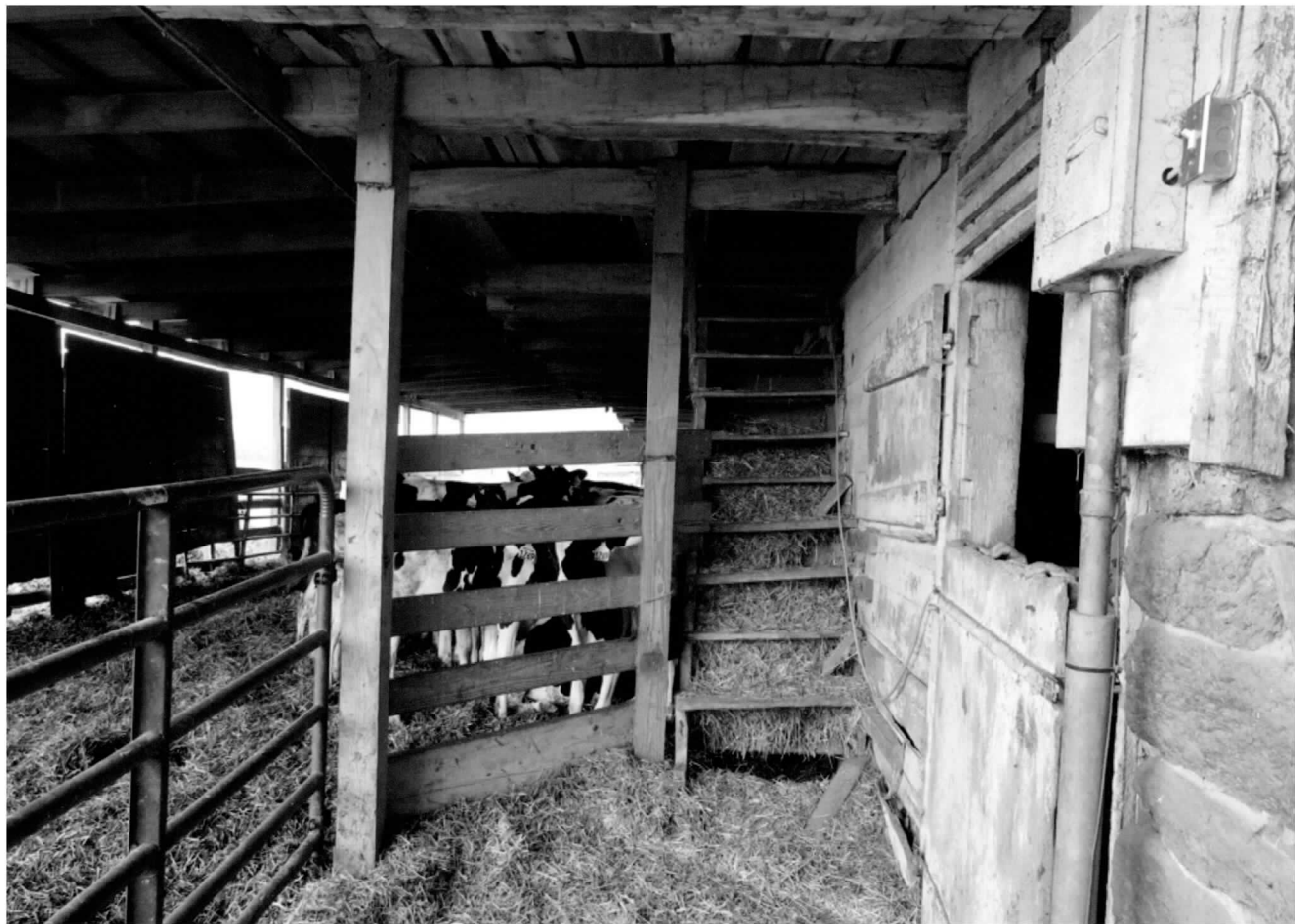


CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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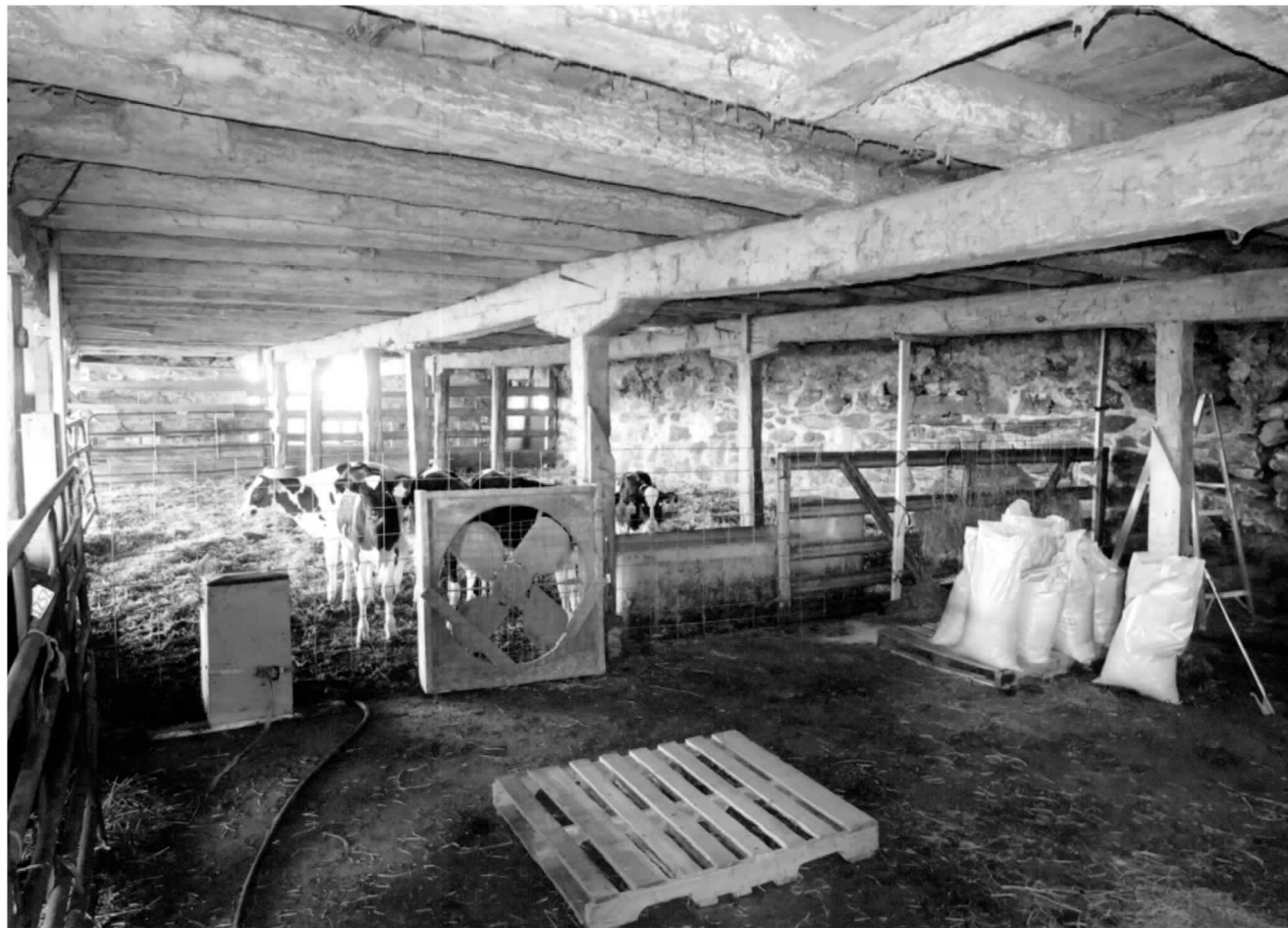


CARR-1741

Michael J Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmans, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741

Michael J. Emmons, Jr.

July 21, 2021

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Michael J. Emmons, Jr.

July 21, 2021

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CARR-1741  
Michael J. Emmons, Jr.  
July 21, 2021  
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