

## ABSTRACT

Title of Document: HISTORIC STRUCTURE INVESTIGATION: THE  
PIPER HOUSE, ANTIETAM NATIONAL  
BATTLEFIELD, SHARPSBURG, MARYLAND

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The Piper House at Antietam National Battlefield in Sharpsburg, Maryland, is an important cultural resource in the battlefield landscape. Built in the second quarter of the nineteenth century, the house has undergone five phases of construction. The Piper Farm was in the center of the Battle of Antietam on September 17, 1862, but is also a good representative example of a vernacular farmhouse in Washington County, Maryland. This report assesses the significance of the house and farm outbuildings as a contributing resource to Antietam National Battlefield's National Register of Historic Places designation, investigates the building chronology and historic construction methods, and provides recommendations for the preservation of historic fabric. This analysis describes the integrity of historic fabric and character defining features.

HISTORIC STRUCTURE INVESTIGATION: THE PIPER HOUSE, ANTIETAM  
NATIONAL BATTLEFIELD, SHARPSBURG, MARYLAND

By

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## Table of Contents

Acknowledgements.....	ii
Table of Contents.....	iii
List of Tables.....	iv
List of Figures.....	v
Chapter 1: Introduction... ..	1
Chapter 2: Architectural Context.....	5
Chapter 3: Historical Context.....	15
Regional Historical Context.....	15
History of Piper Farm.....	21
Chapter 4: Building Investigation and Chronology.....	34
Phase One: c. 1821-1830s.....	35
Phase Two: c. 1865-1880.....	49
Phase Three: c. 1898-1900.....	55
Phase Four: c. 1912-1916.....	65
Phase Five: 1985-1985.....	70
Chapter 5: Recommendations.....	74
Bibliography.....	80
Appendices:	
Appendix A: Patent Grid.....	88
Appendix B: Deed Grid.....	90
Appendix C: Census Records.....	94
Appendix D: Slave Schedules.....	101
Appendix E: Room Inventory.....	102
Appendix F: Measured Drawings.....	105
Appendix G: Trim Profiles.....	107
Appendix H: Rafter Schedule.....	112
Appendix I: Orthographic Photographs.....	113

## List of Tables

<b>Table 1:</b> Major changes of the five construction phases.....	73
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## List of Figures

<b>Figure 1:</b> Southeast view of the Piper House, 2019.....	3
<b>Figure 2:</b> Painting of the Piper Farm during the Battle of Antietam.....	18
<b>Figure 3:</b> 1930 aerial photograph of the Piper Farm.....	24
<b>Figure 4:</b> 1890 newspaper sale notice of the Piper Farm.....	28
<b>Figure 5:</b> c. 1885 southeast view of the Piper House.....	35
<b>Figure 6:</b> Piper House, Phase One, first and second floor plans.....	35
<b>Figure 7:</b> Phase One center stair in Room 102.....	45
<b>Figure 8:</b> North view of Phase One cellar, 1983. ....	45
<b>Figure 9:</b> Bottom view of Phase One rafter joint. ....	46
<b>Figure 10:</b> View of Phase One rafter joint with scribe marks. ....	46
<b>Figure 11:</b> View of top eastern log with whitewash. ....	47
<b>Figure 12:</b> North view from Phase One attic into Phase Three attic. ....	47
<b>Figure 13:</b> North view of fireplace in the kitchen and slave quarter outbuilding....	48
<b>Figure 14:</b> c. 1880s rear view of the Piper House and outbuildings. ....	49
<b>Figure 15:</b> Piper House, Phase Two, first and second floor plans. ....	49
<b>Figure 16:</b> View of hatch doors from crawlspace.....	54
<b>Figure 17:</b> c. 1901-1912 southeast view of the Piper Farm.....	55
<b>Figure 18:</b> Piper House, Phase Three, first and second floor plans. ....	55
<b>Figure 19:</b> West view of the northeast corner of Phase One logs. ....	60
<b>Figure 20:</b> Room 103 joists from the crawlspace.....	60
<b>Figure 21:</b> Underside of Phase Three floorboards from crawlspace. ....	61
<b>Figure 22:</b> Chair rail beveled in Room 102.....	61
<b>Figure 23:</b> Covered stove pipe hole in Room 202.....	62
<b>Figure 24:</b> Underside of c. 1898 floorboards in Phase One from cellar. ....	62
<b>Figure 25:</b> Phase Three stair, Room 103.....	63
<b>Figure 26:</b> Phase Three stair, Room 203.....	63
<b>Figure 27:</b> Phase Three lath and plaster from Phase One cellar. ....	64
<b>Figure 28:</b> c. 1916 photograph of the Reel family in front of the frame ell addition.	65
<b>Figure 29:</b> Piper House, Phase Four, first and second floor plans. ....	65
<b>Figure 30:</b> Northwest view of the Piper House, 1975. ....	68
<b>Figure 31:</b> c. 1930 southeast view of the Piper House. ....	69
<b>Figure 32:</b> Northwest view of the Piper House, 2020. ....	70
<b>Figure 33:</b> Piper House, Phase Five, first and second floor plans. ....	70
<b>Figure 34:</b> View of Room 103 plywood decking from crawlspace.....	72
<b>Figure 35:</b> c. 1900 west façade of the Piper House.....	79

## Chapter 1: Introduction

The Piper House is a historic property in the heart of Antietam National Battlefield in Sharpsburg, Maryland. Originally built in the second quarter of the nineteenth century, it has undergone four additional phases of construction. The most recent interventions were performed in the 1980s as a rehabilitation in order to accommodate the building's use as a bed and breakfast facility. Although the property has been vacant since 2018, current plans call for an eventual return to that use. The Piper House and associated Piper Farm have been identified as contributing resources for Antietam National Battlefield's listing on the National Register of Historic Places, as well as included on the Maryland Inventory of Historic Properties. Therefore, any plans for future phases of construction should be informed by its significance to Antietam National Battlefield, the integrity of its historic fabric, and its character defining features.

In order to fully interpret the building as both an individual structure and a representation of vernacular architecture in Western Maryland, it is important to consider the house through both individual and regional lenses. Due to the settlement patterns of the region, the vernacular architecture shares elements with both Germanic and English building traditions. While the Piper House was built and owned by two notable German American families, the structure exhibits more elements of English construction, which reflects the broader pattern of acculturation trends of German technologies and styles.

The property that later became known as the Piper Farm was first patented in the eighteenth century, and the house was likely built by Jacob Miller in the second

quarter of the nineteenth century. The Pipers acquired the farm in 1845 and held it through several generations. The National Park Service purchased the farm in 1964 and began to rehabilitate the house and outbuildings in the 1970s. In the 1980s, NPS entered into a lease agreement, which allowed the house to be used as a residence and rental property.

The Piper House was erected as a two-bay, single-pen, two-story log structure with a hall and parlor plan, single interior end fireplace, center staircase, and kitchen outbuilding. Decades later, after the Civil War, a log kitchen was added onto the north end of the house. This addition did not have direct access into the Phase One structure. In Phase Three, the kitchen room was raised to two stories, the Phase One fireplace was removed, and doorways were added to connect between Phase One and the new addition. In Phase Four, a two-story frame ell was constructed on the east wall of the Phase Three addition. At this time, the entire exterior was clad in German drop siding and the windows and doors were re-trimmed on the exterior. The lessees performed the work to complete Phase Five, in which much of the damage from neglect was repaired and four bathrooms were installed, two of which are a separate addition on the rear elevation. The landscape of the farm and its outbuildings informs a relationship between the house and the agricultural activities of the farm. The changes in what outbuildings are present and how they were used through time complement the evolution of the Piper House and Farm as an entity.



**Figure 1:** Southeast view of the Piper House and kitchen and slave quarter outbuilding. *Grace Davenport, 2019.*

While the Piper House is similar to other farmhouses found on Antietam National Battlefield, it exhibits elements not shared by other extant properties. In accordance with the Secretary of the Interior's Standards for Rehabilitation, these historic fabrics and character defining features should be retained and preserved.

Many related methods were employed in the completion of this report. Primary research consisted of tracing the chain of title, examining property plats, accessing census records, and consulting archival collections. While documentary research could not be an exhaustive effort to gather all information because of COVID-19 related closures, the information gathered provided an excellent platform to guide the architectural investigations. Secondary research such as historic property nomination forms, landscape LiDAR data, and scholarship on regional migration and building traditions and technology was also conducted.

Detailed investigation of the building fabric served as the primary basis for tracing the chronological sequence of the construction. The field notes gathered during this stage were an integral part of this project, serving as documentation of construction sequences and original building materials. Interior measurements were

recorded and combined with exterior measurements found in the Antietam National Battlefield Archives. These measurements were used to create conjectural renderings of the building chronology. The second aspect of the architectural investigation was a close study of the historic fabric in the cellar and attic spaces. The data gathered from both the documentary evidence and the architectural investigation complement each other.

Chapter Two provides an architectural context of the Sharpsburg area. The vernacular architecture in this portion of Maryland was influenced by both German and English settlers. However, at the time that the Piper House was built, German housing styles had largely ceded to English styles. Chapter Three outlines the history of the region, framed by the three periods of significance of Antietam National Battlefield's National Register designation. It also provides a detailed history of the ownership and use of the Piper Farm. Chapter Four provides a detailed chronology of the five phases of construction and provides evidence based on the findings of the architectural investigations. Chapter Five identifies the integrity and character defining features of the Piper House and provides recommendations for their preservation and retention.

## Chapter 2: Architectural Context

The Sharpsburg area of Washington County exhibits both Germanic and English influences in regard to its architecture. When German immigrants first arrived in the colony that would later become Pennsylvania, their cultural norms were clearly distinguishable in their housing forms and styles. Likewise, English colonists employed their own plans and styles that were familiar to them before their migration to the colonies. After generations in the New World, Germanic influence on housing styles declined, slowly favoring the evolving house forms of their Anglo-American neighbors. Together, these forms represent the predominant housing styles of eighteenth and nineteenth century Washington County, Maryland.

### German Influence

When German immigrants arrived in Eastern Pennsylvania in the early eighteenth century, they began building with housing forms that were familiar to them in Northern Europe. In Germany, building trades were passed down from father to son. However, in America, builders came from different backgrounds and their styles would often reflect influence from English construction.<sup>1</sup> This was one factor of many that contributed to German acculturation of English trends.

A Germanic dwelling often contained several distinguishing interior and exterior construction practices. For example, it was quite common for Pennsylvania

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<sup>1</sup> Kenneth LeVan, "Building Construction and Materials of the Pennsylvania Germans: A Basic Introduction to the Most Common Construction Techniques and Decorative Features of Early Pennsylvania German Buildings." Vernacular Architecture Forum Annual Meeting, Harrisburg, Pennsylvania (2004).



Germans to build their houses over springs, so that their cellar acted as both food storage and a protected place to get water. Alternatively, they might build their house into a hillside so as to allow direct access to both the first floor of the main dwelling and the cellar. Typical to the eighteenth century, foundations were often field stone or bedrock, while the roof was constructed with complex roofing systems and characteristic kicked eaves.<sup>2</sup>

Notable construction materials found in eighteenth century Germanic Pennsylvania architecture include packed dirt floors, stone foundations, and log walls. Exterior features such as side lapped shingles and beaded half-lap siding are generally associated with the German American building style.<sup>3</sup> The interior of a German log structure might originally be unfinished with whitewashed logs and exposed joists above, as well as vertical panel tongue and groove and beaded partitions.<sup>4</sup> German Americans also employed decorative uses of color and wood trim on their interiors.<sup>5</sup>

One of the earliest German American housing forms in Pennsylvania was that of the “flurkuchenhaus” or “open kitchen” type. This eighteenth-century housing type is characterized by an open plan in which the main entrance opens to the kitchen and social room.<sup>6</sup> Here, the hearth was at the center of the house.<sup>7</sup> This particular housing type varied in terms of room number, but a popular arrangement consisted of three

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<sup>2</sup> Edward A. Chappell, “Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement.” *Proceedings of the American Philosophical Society* 124, No. 1 (February 29, 1980): 59.

<sup>3</sup> LeVan, “Building Construction and Materials.”

<sup>4</sup> Chappell, “Acculturation in the Shenandoah Valley,” 58.

<sup>5</sup> Charles Bergengren, “Pennsylvania German House Forms,” in *Architecture and Landscapes of the Pennsylvania Germans, 1720-1920: Twenty-fifth Annual Conference of the Vernacular Architecture Forum, May 12-16, 2004*, 35. Philadelphia, PA: University of Pennsylvania Press, 2004.

<sup>6</sup> Charles Bergengren, “The Cycle of Transformation in Schaefferstown, Pennsylvania, Houses,” In *Perspectives in Vernacular Architecture, IV*, ed. Thomas Carter and Bernard L. Herman (Columbia, MO: University of Missouri Press, 1991), 98-99.

<sup>7</sup> Bergengren, “Pennsylvania German House Forms,” 24.

rooms: the kitchen and main social activity room, a more formal parlor, and a separate sleeping room.<sup>8</sup>

A rare housing form is that of the “housebarn” or “housemill” in which the dwelling space and working spaces were enclosed within the same building. These European forms once existed to a larger extent than they do today. Surviving house types are a combination of houses and gristmills.<sup>9</sup>

Two popular eighteenth-century housing forms associated with the Pennsylvania Germans were the “kreuzehaus” or “cross-plan,” and the “durchgangigen,” or “through-hallway” houses. The “kreuzehaus” consisted of a four-room plan in which two larger rooms and two smaller rooms were placed diagonally opposite each other. This is a more closed plan than the “flurkuchenhaus,” with the kitchen separated from the front door by a smaller entry room. The “durchgangigen” house had two subtypes, the more popular of the two was characterized by a long narrow center passage and staircase at the rear that was not visible from the front entrance.<sup>10</sup>

A later popular style was referred to as the “full Baroque” and was a statelier version of the “durchgangigen” center passage plan. These symmetrical housing types were imposing and influenced by the English Georgian style.<sup>11</sup> The exterior would resemble the English norms of politeness and symmetry, while the interior maintained Germanic social themes and divisions.<sup>12</sup> This outward facing English aesthetic and

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<sup>8</sup> Bergengren, “The Cycle of Transformation,” 98-99.

<sup>9</sup> Bergengren, “Pennsylvania German House Forms,” 31.

<sup>10</sup> Bergengren, “The Cycle of Transformation,” 99.

<sup>11</sup> Bergengren, “The Cycle of Transformation,” 100.

<sup>12</sup> Bergengren, “Pennsylvania German House Forms,” 32.

inward German cultural retention demonstrates the shift in cultural reflectivity of dwellings.

As Germanic immigrants continued to prosper in America, elements of their culture waned while they adopted elements of the Anglo-American culture. In the nineteenth century, new houses were built with more English influence of symmetry and a more private interior plan. By the beginning of the nineteenth century, the open “flurkuchenhaus” plan was rare. Instead, German farmers favored the I-house model that was typical of Anglo-American buildings.<sup>13</sup> Additionally, adapting to English influence, Germanic Pennsylvania houses started including more exterior symmetrical features. An example of this is of the “Pennsylvania Farmhouse,” a type that gained predominance in the nineteenth century. The distinctive double door exterior exhibited the English symmetrical norms, but the interior maintained a level of Germanic organization. This type does not contain a center hall and stair. Rather, an exterior porch acts as a social buffer into the house’s more public and private spaces. There is much academic debate regarding the rationale for this particular housing form, but at this time in history, its builders were second or third generation German Americans.<sup>14</sup>

Not only was new construction adapting to different social norms, so too were previously built older styles. Many “open kitchen” plans were further divided to create closed plans. This occurred for two reasons: the first was to provide more privacy, while the second was to create a division of domestic functions, such as

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<sup>13</sup> Chappell, “Acculturation in the Shenandoah Valley,” 62.

<sup>14</sup> Bergengren, “Pennsylvania German House Forms,” 39-40.

eating, sleeping, and socializing.<sup>15</sup> In addition to housing forms, Germanic descendants gradually shifted away from the complex roofing systems they were familiar with in favor of common rafter and principal rafter roofs used by the English. Soon, additions and outbuildings would separate the domestic activities that were once carried out within the main body of the dwelling.<sup>16</sup>

### English Influence

Like the German immigrants, English settlers adapted styles that they were accustomed to from the homeland. A popular early house form in Maryland and Virginia was that of the two-room open plan, also known as the hall and parlor plan. This form became popular in the second quarter of the 18<sup>th</sup> century,<sup>17</sup> and was associated with early settlement patterns through the early twentieth century.<sup>18</sup> This plan contained two rooms situated side by side with fireplaces on either end. At the onset of this housing form, the hall was an informal living space in which daily domestic activities took place, while the parlor was a more formal place for social activity.<sup>19</sup> The hall and parlor form was considered an open plan, with the entrance opening directly into a heated living space. This room, the hall, also contained the principal fireplace and stair access to the second floor.<sup>20</sup> In the second quarter of the eighteenth century, the hall became a more formal space while the parlor transitioned

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<sup>15</sup> Bergengren, "The Cycle of Transformation," 101.

<sup>16</sup> Chappell, "Acculturation in the Shenandoah Valley," 58 and 63.

<sup>17</sup> Mark R. Wenger, "Town House & Country House: Eighteenth and Early Nineteenth Centuries," in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, ed. by Cary Carson and Carl L. Lounsbury (Chapel Hill, NC: The University of North Carolina Press, 2013), 122.

<sup>18</sup> Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*, (Baltimore, MD: The Johns Hopkins University, 1997), 16-17.

<sup>19</sup> Wenger, "Town House & Country House," 122-123.

<sup>20</sup> Lanier & Herman, *Everyday Architecture of the Mid-Atlantic*, 16-17.

into a private bed chamber and a place where the woman of the house ran her household.<sup>21</sup> An unheated parlor indicated that it was likely a first floor sleeping room. After c.1830, this form of dwelling indicated a lower social status.<sup>22</sup> The hall and parlor house form satisfied the social needs of people with an English background.<sup>23</sup>

The ubiquitous hall and parlor plan gradually shifted away from an open to a closed form. This was in direct correlation with the shifting social norms of the English towards a clearer division of social activities. Dwellings became more socially restricted with the introduction of porches and center passages to control and direct movement. With this new form, a plantation owner could exercise discretion in whom he allowed within his house, and to which room they were welcome. Plans became even more divided as builders found new ways to separate public areas from private spaces. By the end of the eighteenth century, social norms facilitated a new focus on family life, giving way to even more separated formal social spaces.<sup>24</sup>

### Log structures

While the English colonists of the seventeenth century were initially accustomed to building dwellings with post-in-ground foundations and timber framing, their building materials and techniques changed as they were slowly introduced to the construction types of other ethnic groups. The tradition of log

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<sup>21</sup> Wenger, "Town House & Country House," 123.

<sup>22</sup> Lanier & Herman, *Everyday Architecture of the Mid-Atlantic*, 16-17.

<sup>23</sup> Thomas Carter and Elizabeth Collins Cromley, "A Framework for Analysis." In *Invitation to Vernacular Architecture: A Guide to the Study of Ordinary Buildings and Landscapes*, (Knoxville, TN: The University of Tennessee Press, 2005).

<sup>24</sup> Wenger, "Town House & Country House," 125, 137, and 144-145.

building originated in Continental Europe and was introduced to the Mid-Atlantic colonies by Swedish and Northern Europeans in the middle of the seventeenth century. Log dwellings incorporated traditional English roof framing and became popular in the eighteenth century.<sup>25</sup> By the nineteenth century, log houses were quite common throughout much of Maryland and Virginia. Both English settlers in Maryland and Virginia and German settlers in Pennsylvania took advantage of the abundance of timber as a primary building material. In fact, most dwellings advertised for sale in one Virginia newspaper in the mid-eighteenth century were constructed of log.<sup>26</sup>

Given the length restrictions of this construction material, most log dwellings were one or two rooms in plan and did not accommodate a kitchen or other service spaces. This led to an increase in outbuildings. By the first quarter of the nineteenth century, log construction was popular for its efficiency and affordability. Setting a common rafter roof on false plates was a typical way to frame the roofing systems for these log structures. Gable ends were constructed with frame and fitted with weatherboards or clapboards.<sup>27</sup>

Logs could be refined at several levels, all dictated by budgetary and functionality needs. In order to keep the logs within tight alignment, they were often hewn on all four sides, their ends were notched and tightly fitted, and they were generally vertically pinned. Doors and windows undermined the structural integrity of

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<sup>25</sup> Willie Graham, "Timber Framing," in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, ed. by Cary Carson and Carl L. Lounsbury (Chapel Hill, NC: The University of North Carolina Press, 2013), 220 and 221.

<sup>26</sup> Camille Wells, "The Planter's Prospect: Houses, Outbuildings, and Rural Landscapes in Eighteenth-Century Virginia," *Winterthur Portfolio* 12, no. 1 (Spring 1993): 7.

<sup>27</sup> Graham, "Timber Framing," 222.

a log structure, so heavy planks were often inserted and pegged into the ends of the cut logs. Gaps between logs were chinked with wood scraps or stones, and then packed with a clay mixture.<sup>28</sup>

### Outbuildings and Service Wings

In an effort to separate social and domestic functions, English plantation houses of tidewater Maryland and Virginia often dispersed domestic and agricultural tasks to several different types of outbuildings. Kitchens were the predominant outbuilding, with dairies and smokehouses the next most popular.<sup>29</sup> Slave quarters were another standard outbuilding, but enslaved workers could also be housed within other outbuildings, such as kitchens and smokehouses.<sup>30</sup> Barns were a significant part of both the English and German agricultural landscapes. German barns were characteristic in their banks – or ramps – that provided direct access to the second floor for hay and grain storage.<sup>31</sup> The opposite side of the barn would be located at ground level, allowing direct by livestock to stables and pens.

External kitchen buildings reflected social division between owners and laborers, as well as a separation from the smells and noises that came with cooking.<sup>32</sup> In Maryland and Virginia, having an outbuilding devoted to cooking was common until the middle of the nineteenth century. In this case, a dining room in the main

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<sup>28</sup> Graham, “Timber Framing,” 224.

<sup>29</sup> Wells, “The Planter’s Prospect,” 15-16; Donald W. Linebaugh, ““All the Annoyances and Inconveniences of the Country:’ Environmental Factors in the Development of Outbuildings in the Colonial Chesapeake,” *Winterthur Portfolio* 29, no. 1 (1994).

<sup>30</sup> Wells, “The Planter’s Prospect,” 16.

<sup>31</sup> Ellen M. Seidel, *Archaeological Excavations: Piper Barn, Antietam National Battlefield, Sharpsburg, MD* (U.S. Department of the Interior, April 1983).

<sup>32</sup> Chappell, “Acculturation in the Shenandoah Valley,” 61; Linebaugh, “All the Annoyances and Inconveniences of the Country,” 1.

block connected to the kitchen through a work yard. In parts of eastern Pennsylvania, this tradition was discontinued beginning in the 1760s, while it endured in the Chesapeake region through the early twentieth century. These outbuilding kitchens were generally one room, single-story structures and were generally located within the service yard of the house. These kitchens had large open hearths that were replaced by iron cookstoves and ranges by the middle of the nineteenth century. By the end of the nineteenth century, most kitchens were located in service wings of the main house.<sup>33</sup>

By the middle of the nineteenth century, it was common to construct service wings on rural and town properties. New buildings of the same time period contained service wings as a part of their original house plan. These service spaces have historically been the most susceptible to updating during modernization projects. The kitchen traditionally was located at the end of the wing, or ell. If the addition was one or two stories, the first floor was likely the kitchen, while the second floor was a sleeping space for domestic workers.<sup>34</sup>

## Conclusion

Both Germanic and English housing styles favored open housing plans in the early days of the colonies. Housing forms shifted to reflect evolving social norms. People became more socially conscious and deliberately created a defined separation between their public social spaces and their private or agricultural spaces. By the first quarter of the nineteenth century, Germanic influence on housing forms had waned

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<sup>33</sup> Lanier & Herman, *Everyday Architecture of the Mid-Atlantic*, 51-53.

<sup>34</sup> Lanier & Herman, *Everyday Architecture of the Mid-Atlantic*, 39-43.



under the growing influence of English styles and standards. Housing trends developed further. Where agricultural and select domestic activities once required specialized outbuildings, those activities were brought into the service wings attached to the main structure. As will be discussed in Chapter 4, the Piper House reflects these cultural changes. Its oldest section has an open hall and parlor plan, and over time the house was enlarged to allow more specialized spaces and to define more private ones.

## Chapter 3: Historical Context

### **Regional Historical Context**

The Sharpsburg area is best known for its association with the September 17, 1862, Battle of Antietam, but the National Register of Historic Places designation for Antietam National Battlefield outlines three periods of significance for the site. The periods include settlement of the region, the battle itself, and post-battle commemoration activities. The Piper Farm fits into all three periods of significance as a contributing resource to the battlefield.

### **Settlement and Agricultural Development in the Eighteenth and Nineteenth Centuries**

In 1732, almost 100 years after Maryland was colonized, Charles Calvert, fifth Lord of Baltimore, opened Western Maryland for settlement. Wealthy planter-merchants from Maryland's Eastern Shore purchased large tracts of land as investments which increased the price of land.<sup>35</sup> German immigrants had already begun settling Eastern Pennsylvania at this time, arriving through the port at Philadelphia.

Pennsylvania had restrictive land settlement laws, so Virginia lawmakers invited Pennsylvania German immigrants to settle in their back country. These groups travelled through Maryland on their journey to Virginia but did not start settling in this region of Maryland until Daniel Dulany of Frederick County began renting land

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<sup>35</sup> Paula Reed, *National Register Nomination Update, Antietam National Battlefield* (Paula S. Reed and Associates, Inc., November 1999) [https://mht.maryland.gov/secure/Medusa/PDF/NR\\_PDFs/NR-10.pdf](https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-10.pdf); Dieter Cunz, *The Maryland Germans: A History* (Princeton, NJ: Princeton University Press, 1948), 70.

to German immigrants at affordable prices.<sup>36</sup> Since before 1745, Dulany was an advocate of German settlement in Western Maryland.<sup>37</sup> At this time, most German immigrants were only tenant farmers.

The precedent of growing tobacco as a cash crop was never accepted in Western Maryland. For one, the soil and topography did not allow for such an intensive crop. For another, German settlers to the region were accustomed to diversified subsistence farming practices. At the same time, tobacco farming was losing popularity within the tidewater areas of the colonies of Maryland and Virginia. In the second quarter of the eighteenth century, grain was much needed by colonists, so farming grain product was recommended in place of tobacco. Changes in legislation including a 1737 prohibition of grain exports and a 1748 restriction on tobacco cultivation brought an official diversification to the traditional tobacco crops.<sup>38</sup>

Settlement was interrupted from 1755 to 1763 by the French and Indian War. After the signing of the Treaty of Paris in 1763, resettlement and development progressed rapidly. That same year, Joseph Chapline founded the town of Sharpsburg. In the 1790s, a German immigrant named John Miller arrived to the area from Lancaster, Pennsylvania. He began to purchase tracts of land along the Hagerstown Road that connected between Sharpsburg and Hagerstown. Several of these tracts

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<sup>36</sup> Elizabeth A. Kessel, "Germans in the Making of Frederick County, Maryland," In *Appalachian Frontiers: Settlement, Society, & Development in the Preindustrial Era*, ed. Robert D. Mitchell (Lexington, KY: University Press, 1991), 90-91.

<sup>37</sup> Cunz, *The Maryland Germans*, 71, 92.

<sup>38</sup> Cunz, *The Maryland Germans*, 47; Kessel, "Germans in the Making of Frederick County, Maryland," 90-91.

would later become the Samuel Poffenberger Farm, the William Roulette Farm, and the Henry Piper Farm.<sup>39</sup>

The population of white farmers surrounding Sharpsburg more than doubled from 1800 to 1860. The population of free African Americans also grew during this period, from 2 people in 1800 to 235 in 1860. This population growth included wealthy farm owners and tenants, laborers, and craftsmen. The Antietam Creek drainage area featured many grain mills and the Antietam Iron Works. The period from 1810 to the 1830s saw an increase in transportation routes with the construction of the National Road from Baltimore, Maryland, to Wheeling, West Virginia, a turnpike from Boonsboro to the Potomac River Ferry by way of Sharpsburg, and the arrival of the Chesapeake and Ohio Canal. The mills in the area produced an increase in product between 1820 and 1850 in response to the growing grain market, and the Sharpsburg district experienced steady economic growth in these years leading up to the Civil War.<sup>40</sup>

#### The Battle of Antietam, Its Impact on the Local Population, the Emancipation Proclamation, and the Outcomes of the Civil War

On September 16, 1862, both Confederate and Federal troops were preparing for a battle the next day in Sharpsburg, Maryland. Residents of Sharpsburg either fled from the impending conflict or took refuge in their cellars. The battle began early on September 17, near the East Woods and the Dunker Church along the Hagerstown Turnpike. Confederate troops occupied the area around Sunken Lane until they were

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<sup>39</sup> Reed, *National Register Nomination Update*.

<sup>40</sup> Reed, *National Register Nomination Update*.

pushed south by the Federal troops. As Henry Piper's land was bordered by the Sunken Lane, newly christened Bloody Lane, his fields were on the front lines of the battle. The fighting ended around 3:00 pm just south of Sharpsburg's Main Street. On September 18<sup>th</sup>, both armies cared for their wounded, and the Confederate troops retreated across the Potomac River to distance themselves from the Federal forces. Beginning on September 19, 1862, burials began for the Federal dead in the spots where they lay to assuage the smell of rotting flesh.<sup>41</sup> The Federal dead received wooden planks with their names written in pencil, but the graves of the Confederate dead were unmarked.<sup>42</sup>



**Figure 2:** This painting by Captain James Hope shows the 7<sup>th</sup> Maine Infantry marching south over Bloody Lane in the foreground through the Piper cornfields. On the right, the Hagerstown Turnpike leads to Sharpsburg. The two buildings in the middle of the painting are depictions of two Piper Farm buildings. The one on the left is the Piper House, and the closer one on the right is the barn. Captain Hope sketched scenes of the Battle of Antietam, and later converted the sketches into five large paintings. (*James Hope, "Wasted Gallantry," c. 1862-1890.*)

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<sup>41</sup> Susan W. Trail, "Remembering Antietam: Commemoration and Preservation of a Civil War Battlefield" (PhD diss., University of Maryland, 2005), 45-56.

<sup>42</sup> Kathleen A. Ernst, *Too Afraid to Cry: Maryland Civilians in the American Campaign* (Mechanicsburg, PA: Stackpole Books, 1999), 165.

On October 1, 1862, the U.S. Board of Survey began visiting the farms and homes of Sharpsburg that were affected by the battle. Their job was to record physical damages to property and enter claims of crop damage and animal loss incurred by the actions of Federal troops. The Board used this information to make decisions on monetary compensation for each claim. Claims were also issued for burials, which generally were dug where soldiers fell. Most bodies were moved to more permanent graves, but this was not always the case. Claims could only be made for damage performed by Federal troops, but these damages included those made on the day of the battle as well as the use of property or seizure of crops and animals for sustenance while they camped out after the battle. Few claims were settled immediately. Many original claims had to be re-submitted in the 1870s, and some claims were forwarded to the Congressional Court of Claims for adjudication.<sup>43</sup> Henry Piper brought one of these later claims to receive compensation for damage done to his house and farmland, and his loss of crops and livestock.

Many farmers continued to suffer from the damages incurred during the war. These losses were compensated through the federal government, but the process was long, and farmers rarely received their due compensation. Not only was property taken, but fields were “beaten down as hard as a turnpike road and every blade of grass disappeared. It was years before the most careful cultivation could restore the land to anything like its former productive condition.”<sup>44</sup> Because of this damage, land values were lower by 1880 due to mortgage defaults among local farmers. The end of the nineteenth century saw a decline of waterpower and the mills ended their

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<sup>43</sup> Reed, *National Register Nomination Update*.

<sup>44</sup> Thomas J.C. Williams, *History of Washington County Maryland From the Earliest Settlements to the Present Time* (Hagerstown 1906), 359-360.

operations. The agricultural focus of the Sharpsburg district began to shift away from wheat towards dairy production.<sup>45</sup>

### Post-Battle Commemoration and Preservation Activities

After the battle, farmers were left to rebuild their homes and farms. Commemorative activities did not begin until Memorial Day of 1868, when a procession travelled from the Masonic Hall in Sharpsburg to the National Cemetery. In 1894, Congress published “The Antietam Plan,” establishing a radical plan for building roads for visitation and erecting cast iron tablets for interpretation. This plan left land in the private ownership of the farmers. Several of these tablets were installed at the Hagerstown Pike entrance to the Piper Farm. The plan was implemented by 1898 and the results of it are seen today in the five miles of roads, 200 iron tablets, inverted canon monuments marking deaths of generals, and the stone observation tower on Bloody Lane. In 1933, ownership of the Antietam National Battlefield Site and National Cemetery was transferred from the War Department to the National Park Service. In 1940, Congress authorized the Secretary of the Interior to accept donations of land for the battlefield. In 1960, Congress authorized the Park Service to purchase land in order to expand park boundaries. Two years later, the park visitor center was built, which is now significant in itself as a contributor to the Mission 66 initiative.<sup>46</sup>

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<sup>45</sup> Reed, *National Register Nomination Update*.

<sup>46</sup> Patti Kuhn Babin, *Antietam National Battlefield – Additional Documentation/Mission 66 Resources* (Washington, DC: National Park Service, October 2007).

## **The History of Piper Farm**

The Piper Farm has been an important contributor to the Sharpsburg landscape for almost 200 years. The farm contributes to the National Park Service's three periods of significance for Antietam National Battlefield. First, the farm was built during the early period of settlement, in the 1820s or 1830, and is a prime example of German immigration to the region. Second, the farm and house were in the middle of the Battle of Antietam, even being occupied by two Confederate generals. Third, the farm has been a visually iconic element in the commemoration activities of the battlefield. The Piper family's relationship to the land and the town of Sharpsburg reflects all three of these periods of significance and their farm continues to act as an interpretive tool for the historical battlefield landscape.

The tract of land that later became the Piper Farm was first patented in 1742, almost 100 years before the Piper House was built. The land was first owned by John Elswick and Joseph Chapline, but it is unlikely either of them built a residence on the property. The land was later purchased by John Miller, a decorated captain from the War of 1812. John's son, Jacob Miller, acquired what would become the Piper Farm after his father's death. It was Jacob who built the house, although he may have rented it to tenant farmers and not lived in it himself, as he was more a businessman than a farmer. In 1846, Daniel Piper purchased the land for his son, Henry. In 1862, the farm found itself at the center of the fighting during the Battle of Antietam. The Piper family owned the land for roughly 120 years, although halfway through their ownership, they rented the farm out to tenants. In their period of ownership, the Pipers expanded the original house in three different construction phases, altering it



and updating it as they needed. The farm continued to be used into the 1950s. The National Park Service purchased the property in the 1960s, and in the 1970s began rehabilitation work in order to use the site as a living history exhibit. In the 1980s, they began to lease the property to a tenant who restored the house to accommodate its use as a bed and breakfast facility. Currently, the house has sat vacant for over a year, but the land is leased to a farmer.

### Landscape History

The original patenting of the land that later became the Piper farm aligns with regional settlement trends during the eighteenth century. The platting of the Piper property dates to almost 100 years before the present house was built. There are two land patents from the early days of settling Washington County that are mentioned repeatedly in the deeds for the Piper property. The first patent, “Ellswick’s Dwelling,” was patented in August 4, 1742 by John Elswick and later purchased by Joseph Smith.<sup>47</sup> Elswick and Smith were most likely purchasing this land in Western Maryland as an investment. The second patent, “Mount Pleasant,” was surveyed in 1791 for Joseph Chapline, the founder of Sharpsburg.<sup>48</sup> The entire tract consisted of 2,575 acres and improvements to it included “5260 old rails, 2 old cabbins, 17 apple trees, 27 peach trees.”<sup>49</sup> The location for either cabin is not indicated. One theory suggests that the Piper House is one of those cabins, highly altered through the

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<sup>47</sup> The “Ellswicks Dwelling” patent contained 180 acres, but Joseph Smith acquired the patent in February of 1747. A few months later, Smith resurveyed the land.

<sup>48</sup> The tract included older established tracts, such as “Addition to Piles Delight,” and “The Resurvey on Joe’s Lot.”

<sup>49</sup> Joseph Sprigg, *Mount Pleasant Survey for Joseph Chapline*. May 5, 1790.

centuries.<sup>50</sup> Others speculate that the slave quarter at Piper Farm is in fact the cabin at “Ellswicks Dwelling.”<sup>51</sup> However, there is not sufficient physical or documentary evidence to support either of these claims.<sup>52</sup> The “Mount Pleasant” portion of the Piper Farm contains 143 acres and borders Mountain View Cemetery on the southern part of the farm property. The Ellswick’s Dwelling parcel only made up 13 acres of the property in the 1854 deed. As the slave quarter is constructed in the center of the Piper Farm, it was never a part of the Ellswick’s Dwelling parcel.

### Miller Occupation

The Millers were a prominent family in the Sharpsburg area. They emigrated from Germany to Lancaster County, Pennsylvania, in 1731. John Miller left Pennsylvania for Maryland around 1791 and purchased large quantities of land around Sharpsburg. By 1803, John Miller owned 632 acres of “Alese [Ellwick’s] Dwelling” and “Joe’s Farm.”<sup>53</sup> Miller owned so much land that he was able to bequeath a farm to all 10 of his children.<sup>54</sup> Not only was he a prominent land holder,

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<sup>50</sup> Keven M. Walker, *Antietam Farmsteads: A Guide to the Battlefield Landscape* (Sharpsburg, MD: Western Maryland Interpretive Association, 2010), 77.

<sup>51</sup> Francis F. Wilshim, *Historic Structures: Antietam National Battlefield Site Maryland: Mumma Farm “Spring House,” Piper Farm “Slave Quarters,” Sherrick Farm “Smoke House.”* (Washington, D.C.: US Department of the Interior, August 28, 1969), 133. The theory comes from Piper family oral tradition that the current Piper House is enlarged from a former log structure. The oral history states that the slave quarters pre-date the construction of the log structure.

<sup>52</sup> Robert C. Sonderman, *Archaeological Test Excavations at Piper Farm House (18WA321), Antietam National Battlefield* (Department of the Interior, June 1985). A 1884-85 shovel test pit excavation concluded that there was no evidence to support claims of eighteenth-century occupation.

<sup>53</sup> Gary Scott, *National Register of Historic Places Inventory – Nomination Form: Antietam National Battlefield* (National Park Service, August 20, 1981). Information gathered from the 1803 tax assessment for the Sharpsburg Hundred. This document is located at the Washington County Free Library in Hagerstown, Maryland.

<sup>54</sup> Williams, *A History of Washington County*, 911.

John Miller was also an army captain in the War of 1812.<sup>55</sup> Jacob Miller, John's fifth child, was born in 1782 and managed several farms and mills in the area.<sup>56</sup> He inherited land from his father in 1821, and shortly thereafter built what later became known as the Piper House.<sup>57</sup> Being that he was a businessman and not a farmer, he likely used the property as a tenant farm.

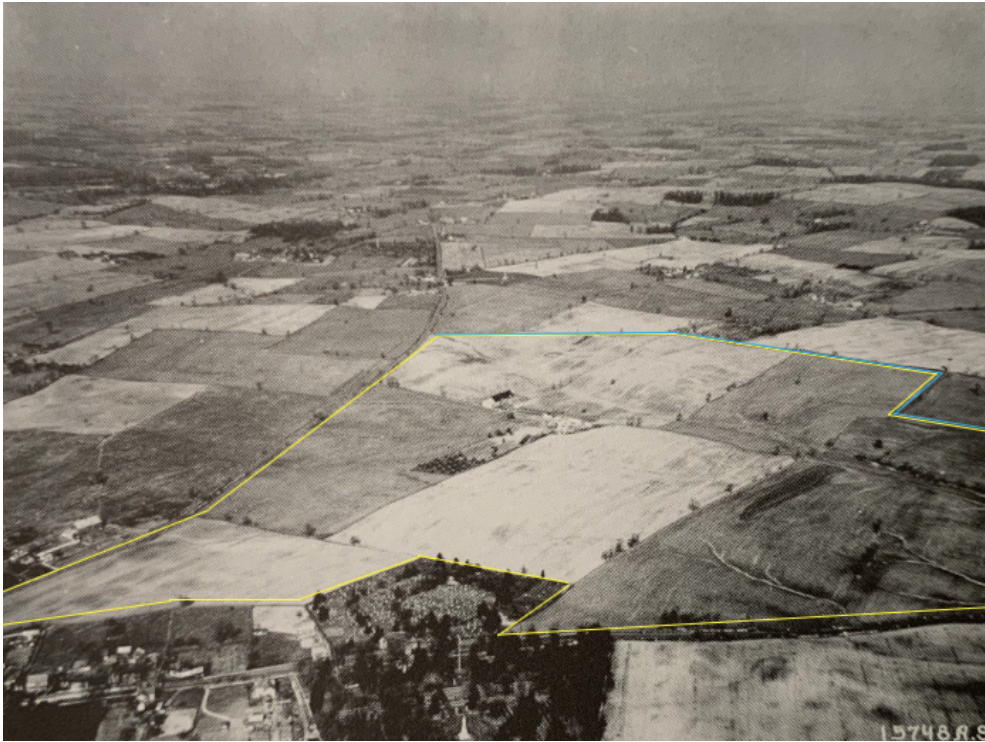


Figure 3: 1930 aerial photograph looking north over Antietam National Battlefield. The Piper Farm is in the center, while a part of Sharpsburg is in the bottom left corner. The image has been modified in order to highlight the Piper Farm boundaries in yellow. The blue boundary indicates the placement of the Sunken Road, or Bloody Lane. Original image from *Images of America: Antietam National Battlefield*.

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<sup>55</sup> R.C. Miller, *The Battlefield of Antietam* (Sharpsburg, MD: Oliver T. Reilly, 1906). It is said that Captain Miller marched to Baltimore with men from Sharpsburg for the War and was thus promoted to the rank of Colonel.

<sup>56</sup> Williams, *A History of Washington County*, 912.

<sup>57</sup> One oral history states that he purchased 150 acres from his father's farm and built a dwelling on it. This account states that Jacob Miller never lived in the dwelling he built, but instead moved to Sharpsburg around the time of his marriage in 1811. Williams, *A History of Washington County*, 912.

### Piper Occupation

The Piper family follows regional trends of German immigration during the eighteenth century. Jacob Pfeiffer (Piper) immigrated to the United States with his brother, David. Jacob Piper settled in the Sharpsburg vicinity around 1763, married Elizabeth Flick, and together had 10 children. Their son Daniel was born in 1780. Daniel married Martha Brown and together raised six children.

In 1839, when his children were grown, Daniel purchased a property at 200 East Main Street in Sharpsburg. Like the farm, this property was owned by generations of Pipers. The property is roughly a half-mile away from the farm, and both Daniel, his son Henry, and Henry's daughters lived in the house in their retirement. Daniel died in 1857, leaving this property to his wife and heirs.<sup>58</sup>

Around 1843, Daniel's son Henry Piper and his family moved from Keedysville to the farm that later became the Piper Farm.<sup>59</sup> Daniel Piper then purchased this land in 1845 for his son Henry,<sup>60</sup> paying \$55 per acre. In comparison, the Sherrick Farm was purchased in 1838 for just \$45 per acre and included an improved farm with several buildings. This supports other evidence that the land Daniel purchased from Jacob Miller already had buildings or improvements on it.<sup>61</sup> In 1850, Daniel and his wife were living on Main Street while Henry lived on the farm with his wife and six children.<sup>62</sup> At the same time, both men were slaveholders.<sup>63</sup>

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<sup>58</sup> Merry Stinson, *National Register of Historic Places Registration Form—Piper House* – WA-II-703 (March 1, 1999). When Daniel Piper died in 1857, his son Henry acquired the house. Upon Henry's death in 1891, the house transferred ownership to two of Henry's daughters, and the Pipers continued to own the house into the mid twentieth century.

<sup>59</sup> Williams, *A History of Washington County*.

<sup>60</sup> Washington County Deeds, Liber IN 1 Folio 778.

<sup>61</sup> Seidel, *Archaeological Excavations*.

<sup>62</sup> U.S. Population Census. 1850. Daniel's real estate holdings were valued at \$1,700 while Henry owned nothing.

Henry purchased the farm from his father in 1854 and two years later the Hagerstown Pike was built.<sup>64</sup> By 1860, Henry still lived on the farm with his family, a farm hand, and slaves.<sup>65</sup>

During the Battle of Antietam, Confederate Generals James Longstreet and D.H. Hill took possession of the Piper Farm before the Piper's fled to safety. One of Henry Piper's daughters remembered that she and her sister were scared by the Generals and therefore wanted to show their kindness. They offered the men wine, but General Longstreet refused, believing it to be poisoned. Upon watching General Hill imbibe with no harm, Longstreet said, "Ladies, I will thank you for a little of that wine."<sup>66</sup> On Monday, September 15, 1862, Henry Piper gathered his family, horses, and a slave named Jeremiah Summers, and took them to his brother's property located three miles west of Sharpsburg on the Potomac River.

The Piper Farm buildings were an important part of the Confederate's Bloody Lane defensive line. At one point in the battle, Union Generals Caldwell and Brooke pushed Confederate General Hill's line south through the Piper cornfield and orchard, gaining possession of the Piper Farm buildings before being pushed back by R. H. Anderson's troops.<sup>67</sup> The Piper Barn was used as a field hospital by Confederate troops during the battle, and by Union troops afterwards.<sup>68</sup> Upon the Piper's return home on Friday, September 19, they discovered that Union forces were encamped in

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<sup>63</sup> U.S. Population Census. 1850. Slave Schedules. Daniel owned five slaves and Henry owned four.

<sup>64</sup> Washington County Deeds, Liber IN8, Folio 637; Miller, *The Battle of Antietam*.

<sup>65</sup> U.S. Population Census. 1860. At this time, his real estate holdings were valued at \$10,620, and his personal estate was valued at \$700; U.S. Population Census. 1860. Slave Schedules. Henry Piper is listed twice on two separate pages. In one listing, he owns one slave, and in the second listing he owns six slaves. A likely explanation for this is that he owned 7 slaves at that time, one at the Main Street house he inherited from his father, and the other six residing at the farm property.

<sup>66</sup> Miller, *The Battle of Antietam*,

<sup>67</sup> Fred Cross, *Antietam: Sept. 17, 1862* (1921).

<sup>68</sup> Wilshim, *Historic Structures*, 114-15.

their fields. Mary Ellen Piper claimed that the house was being used as a field hospital by Union soldiers but was vacated immediately upon their return home. The Union soldiers had done a considerable amount of damage to Piper's house, farm, and fields, and slaughtered many of their livestock.<sup>69</sup>

The Pipers continued to be affected by the outcomes of the Civil War in subsequent years. In 1879, Samuel dug up two Confederate soldiers while farming.<sup>70</sup> In court in 1886, the Piper family testified that they lost \$4,022.75 in damages from Union troops after the battle. Only \$25 of this was for damage to the house and barn. The rest was for damages to crops, livestock, fencing, and furniture. Henry Piper was awarded \$2,488.85 for damages.<sup>71</sup>

Within 15 years after the battle a kitchen addition had been constructed on the north end of the house. By 1870, Henry Piper had retired from his farming career and moved into the house on Main Street with some of his family members. Henry's son, Samuel D. Piper, lived in the farmhouse with his family and domestic and farm workers.<sup>72</sup> It is likely Samuel who built the kitchen addition. In any case, the addition was in place by c. 1880.<sup>73</sup>

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<sup>69</sup> Not only was there property damage, but one of the Piper's horses was taken by the Union army. According to the story, the horse's name was Diamond, and it was a pet horse. Henry's wife learned that a soldier had come to steal the horse, and pled with him not to, but he stole it anyways. (Miller, *The Battle of Antietam*).

<sup>70</sup> *Wheeling Register*, May 17, 1879.

<sup>71</sup> "In the Court of Claims: Henry Piper vs. The United States."

<sup>72</sup> U.S. Population Census. 1870. Henry owned both the Main Street house and the Farm at this time. He lived with his wife, daughter, grandson, and two domestic servants in the Main Street house while Samuel lived on the farm with his wife, four children, and three domestic and farm workers.

<sup>73</sup> In 1880, Samuel was still living on the farm with his wife and four children, while Henry was living in the Main Street house with his wife. U.S. Population Census. 1880.

**PUBLIC SALE OF A  
VALUABLE FARM**  
Near Sharpsburg.

**On Saturday, March 1, 1890.**

I will offer at public sale in Sharpsburg, Md., on Saturday, March 1, 1890, at 2 o'clock p. m., one of the most desirable farms in Washington county, situate one-half of a mile north of Sharpsburg, between the Hagerstown and Boonsboro turnpikes, occupied by Samuel D. Piper, containing **TWO HUNDRED ACRES OF GOOD LIMESTONE LAND** in a high state of cultivation, and 13 acres of wood land, the same being improved by a **TWO-STORY DWELLING HOUSE**, a large stone barn, wagon shed, corn crib, ice house, blacksmith shop, cider house and press and all necessary outbuildings. A very fine young apple orchard, spring, ice pond and a never-failing well.

**TERMS OF SALE.**—One-third cash on the day of sale, the balance in two equal annual payments of one and two years from the day of sale, the deferred payments to bear interest and to be secured by a mortgage on the land.

**HENRY PIPER,**  
Jan. 16-7t. Sharpsburg, Md.,



**Figure 4:** The sale notice of the Piper Farm. *The Herald and Torchlight*, February 13, 1890.

Henry Piper put the farm up for sale in 1890 (Figure 4). Following family tradition, Samuel D. Piper purchased his father's farm in 1890.<sup>74</sup> During this period, Samuel and his wife conveyed two small parcels of their land to the United States government to build and widen existing roads, presumably to support

<sup>74</sup> Washington County Deeds, Liber 94 Folio 449. He paid \$50 per acre. *Shepherdstown Register*, March 14, 1890.

commemoration related activities pertaining to the battle.<sup>75</sup> At the end of the nineteenth century, Samuel and his family purchased a duplex house in Hagerstown and moved there, allowing for the farm to be rented.<sup>76</sup> Before they started renting the Sharpsburg property, they performed updates to it by building the second story of their attached kitchen to accommodate more sleeping spaces.

The Piper Farm was rented by several tenant families over the years. One of the longest tenants was the Reel family. They moved to the farm in 1908, and it took 18 trips to move all of their belongings.<sup>77</sup> According to Piper family history, the entire farm received another set of extensive renovations in 1912-1914 to accommodate a large tenant family.<sup>78</sup> Research has indicated that these additions were for the Reel family.<sup>79</sup> The work on the house included raising the ell addition to two stories to provide more sleeping spaces and recladding the exterior. The Reels lived there until 1932, when they sold off most of their belongings, which included four stoves.<sup>80</sup>

The farm continued to be rented in the 1950s, and a concrete silo and calf barn were built at that time.<sup>81</sup> In 1956, the farm was threatened with development. The Superintendent of Antietam National Battlefield learned that a Hagerstown real estate company planned on purchasing the Piper Farm in order to divide it into smaller land

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<sup>75</sup> Washington County Deeds, Liber 103 Folio 603. One part was along the southern edge along the border with the Sharpsburg and Boonsboro Turnpike, and the other was along the northern edge that bordered the Roulette Farm, where Bloody Lane is located.

<sup>76</sup> U.S. Population Census. 1900.

<sup>77</sup> *Shepherdstown Register*, April 9, 1908.

<sup>78</sup> Wilshim, *Historic Structures*, 134.

<sup>79</sup> U.S. Population Census. 1910-1930.

<sup>80</sup> The stoves included an oil stove, an Excelsior cook stove, a chunk stove, and a ten-plate stove. Other property for sale included cattle and farming equipment. "Public Sale." *The Morning Herald*, February 6, 1932.

<sup>81</sup> Seidel, *Archaeological Excavations*. The concrete silo and calf barn were demolished in 1974 by the National Park Service in order to return the property to a closer resembling of its 1862 appearance.



tracts and build a housing development.<sup>82</sup> Samuel Webster Piper, grandson of Samuel Daniel Piper, considered selling the roughly 200-acre property to the developers but also expressed interest in selling to the National Park Service. At this point in time, the NPS lacked the authorization to make purchases for land tracts this size.<sup>83</sup>

#### National Park Service Ownership

In 1960, Samuel Piper sold the property to the Antietam Sharpsburg Museum, Inc.,<sup>84</sup> a private company that built the Antietam-Sharpsburg Museum on the Piper property in 1961. Through the Mission 66 program, Congress authorized Antietam National Battlefield to purchase more land that was significant to interpreting the battlefield.<sup>85</sup> This authorization allowed the Park Service to finally purchase the Piper Farm on June 25, 1964, for its continued preservation.<sup>86</sup> At the time of the purchase, it was in poor condition, both structurally and generally.<sup>87</sup>

Unfortunately, the farm did not receive attention until 1973, when Historical Architect Hugh Miller evaluated the Piper Farm buildings. Miller noted that the Piper House was in relatively good condition given its neglect and he concluded that the most pressing preservation issue was to install electric heating units and seal the windows.<sup>88</sup> In 1974, funds were made available to complete some rehabilitation work

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<sup>82</sup> Reed, *National Register Nomination Update*.

<sup>83</sup> Charles W. Snell and Sharon A. Brown, *Antietam National Battlefield and National Cemetery, Sharpsburg, Maryland: An Administrative History* (Washington, D.C.: U.S. Department of the Interior, 1986), 301-302. Samuel said the farm only yielded roughly \$12,000 a year from dairy production.

<sup>84</sup> Washington County Deeds, Liber 365 Folio 391.

<sup>85</sup> Reed, *National Register Nomination Update*.

<sup>86</sup> Washington County Deeds, Liber 409 Folio 630.

<sup>87</sup> "Individual Building Data: Piper House."

<sup>88</sup> Snell and Brown, *Antietam National Battlefield*, 421-424. Miller also found that both porches had bad sagging issues and there was slight undermining of the foundation due to animal holes and settling of the building. The building did not have evidence of recent water damage from leaking, but there was

to the Piper House, including rebuilding and repainting the west façade porch and repairing the doors, roof, chimney, and windows. Work to the landscape included extensive replacement of material in the blacksmith shop, demolition of the c. 1950s dairy barn and silo, and the demolition and reconstruction of the cavehouse.<sup>89</sup>

It seems as though the Park Service's initial goal for the Piper Farm was to use it as a living history exhibit.<sup>90</sup> In 1975, interpretation began at the Piper Farm for living history programs performed by volunteers. Living history interpretation included that of blacksmithing, gardening, quilting, rug braiding, and reverse painting on glass. Although these programs proved to be popular, the interpretive programming at Piper Farm ceased due to a lack of permanent and seasonal Park Service staff.<sup>91</sup> By 1982, there was no interest in resuming the living history program.<sup>92</sup> After this, the only preservation of the Piper House was that of attempting to keep it dry.<sup>93</sup> There was a comprehensive conditions assessment performed in 1983.

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evidence for previous leaking around the chimneys. He recommended that the modern wallpaper be removed from the plaster and that if the house were to be used for storage, to store things in an orderly way. He also recommended that paint studies be conducted. At the time of the evaluation, the slave quarters had already been recently restored. The architect indicated that there was an early 20<sup>th</sup> century system for pumping water that was installed in the building. This system employed an electric motor, pulley drive and rotating shaft. He recommended this system be preserved in place. In terms of the blacksmith shop, it was in disrepair due to a nearby tree falling on the structure. The corn crib was also a victim of the tree fall. The cavehouse's walls were collapsed and were being temporarily preserved in place with a plastic shed. There was a study carried out regarding the original configuration of the "unusual" building that determined it was two rooms, one an icehouse and the other a root cellar.

<sup>89</sup> Snell and Brown, *Antietam National Battlefield*, 476.

<sup>90</sup> Ibid. In 1975, signs were made to identify each building on the property.

<sup>91</sup> Snell and Brown, *Antietam National Battlefield*, 526-528. In 1976, the Farm continued to be restored for use as a "living farm." The smokehouse contained its own exhibit as did the wagon shed and corncrib to teach visitors about nineteenth century farming practices. Demonstrations included blacksmithing and horse farming.

<sup>92</sup> Snell and Brown, *Antietam National Battlefield*, 477-480. In 1976, more work was done to the farm including the removal of wallpaper from some of the rooms, and repainting, and repairs to doors and windows.

<sup>93</sup> Snell and Brown, *Antietam National Battlefield*, 417.

The Piper House and immediate outbuildings were leased to a private tenant in 1984-85. Under the lease program and with NPS permission, the tenant rehabilitated the property and converted it to a bed and breakfast facility.<sup>94</sup> The Piper House was operated as a bed and breakfast until 2004, and then as a private residence until December 2018, when it was left vacant. The Park Service is considering options for continued use of the property.

### The Current Landscape

The Piper Farm retains much of its historic character. Piper Lane turns east off of Route 65 in between two dry-laid stone fences. The lane parallels a rail fence. To the left, there is a large barn with ornate vents and a cistern, then a shed and a blacksmith shop. Historically, this lane provided access to both Hagerstown Road to the west and the Sunken Road or Bloody Lane to the east, but now it ends near the front of the Piper House in a small paved parking lot. South of this lot is a three-bay side gabled stone building, referred to as the slave quarter and kitchen. East of this is the Piper House. North of the Piper House is a cistern and smokehouse, and to the south is a subterranean cavehouse. The barn, slave quarter, and smokehouse date to the original period of construction of the house. The property boundary lies within the confines of Bloody Lane to the north and east, Route 65 to the west, and Mountain View Cemetery and Shepherdstown Pike to the south.

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<sup>94</sup> “National Park Service Lease” between the NPS and Douglass Reed, executed on January 25, 1985. Item #26 required that all repairs and changes be made with the approval of the Director and Regional Historical Architect of the National Capital Region. Item #31 of the lease required that all work be documented with drawings and before and after photographs “suitable for incorporation into a historic structure report.”

## Conclusion

The Piper Farm is an important cultural resource to all three periods of significance laid out by the National Register nomination form. The land has deep roots in the settlement of the region, with the farm being established by the second quarter of the nineteenth century by a German American landowner. The farm continued to contribute to the nineteenth-century agricultural landscape as the Pipers passed it down from father to son. It was in the center of the fighting during the Battle of Antietam, making it a significant resource for the entire battlefield landscape. Lastly, its preservation efforts have reflected commemoration activities through its memorialization of the battle, use of a living history farm exhibit, and bed and breakfast facility.

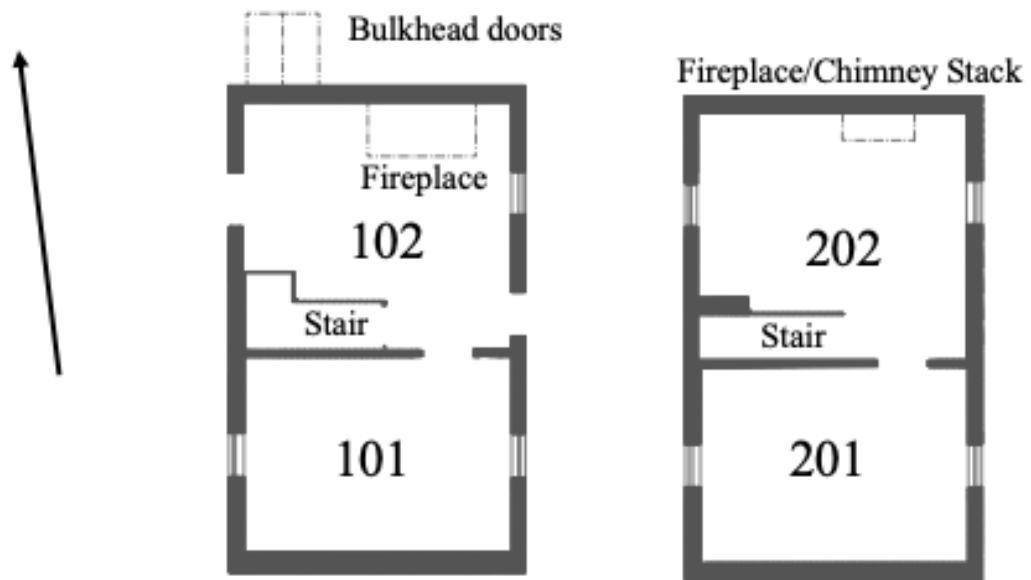
## Chapter 4: Building Investigation and Chronology

The Piper House was constructed in five major phases over a period of approximately 150 years. The exact date of original construction is not known, but based on a combination of physical and documentary evidence, a date between c. 1821-1830s is most likely. The original, two-story, two-bay, log structure was enlarged by erecting a one-story log kitchen addition, which likely occurred in the years following the Civil War and before c. 1880. The addition was raised to two stories by c.1900, when the two parts of the building were regularized by a common roof line and matching exterior horizontal siding. The fourth phase occurred when a new two-story frame ell was constructed on the east wall of the north addition in c. 1912-1916. After at least a decade of disuse, a two-story bathroom wing and adjoining porch were added to the east elevation in 1984-85, and the interior was upgraded to accommodate its conversion to a rental property. Some of the chronological changes are difficult to discern, but many conclusions can be made by examining historic photographs and original building material.

**Phase One: c. 1821 - 1830s**



**Figure 5:** c. 1885 photograph of the northwest corner of the house. The slave quarter and kitchen outbuilding is on the right. From *Antietam: Then and Now*.



**Figure 6:** Piper House, Phase One, First and Second Floor Plans. *Grace Davenport, 2020.*

## Exterior Description

The Piper House was built in the second quarter of the nineteenth century. This conclusion is based on documentary evidence as well as a close study of the historic building materials. Early cut nails, log construction, hewn and sash sawn wood, and floor joists left in the round all support this time frame. While the house was built by a man of German descent, the plan and construction methods are more representative of traditional English styles. By the period that the house was constructed, German influence on buildings was no longer reflected in the dwellings that were being constructed. The house has a hall and parlor plan, a common rafter roof, and an out kitchen. Owing to the fact that the builder was a businessman in the Sharpsburg area, the property was likely intended to be used as a tenant farm.

The Phase One dwelling consisted of a two-story, two-bay, single-pile, log structure. Two historic photographs show the main block quite clearly (Figure 5 & Figure 14). The west façade and east elevation have exposed logs that were whitewashed.<sup>95</sup> The visible windows are composed of 9/6 sash. There are whitewashed corner boards on the northwest, northeast, and southeast corners. The north gable end is clad in siding and there is a center attic vent with a shutter. An interior end chimney is positioned east of center on the north wall, indicating that there was a fireplace in this location on at least the first floor. The chimney might not be centered for two reasons. The first is that the northeast corner was built on bedrock, a much sturdier support than field stone. A second reason was that the cellar was accessed through a bulkhead entrance on the western side of the north gable end.

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<sup>95</sup> The farm complex is roughly situated on a North-South axis. For the purposes of this report, the façade will be considered facing west.

Moving the fireplace slightly to the left accommodated both these features. The roof is constructed with side lapped wooden shingles. The entrance to the structure was located on the west façade and included an access porch that spanned the length of the west facade. However, the porch may not be original, as that feature was often added and enlarged over time.

The two earliest photographs show the main block as well as the Phase Two addition. Some historians have surmised that the original Piper House included the northern kitchen addition.<sup>96</sup> There are several indicators that the kitchen addition was built at a later time, however. The level of the Phase Two floor was originally lower than the earlier floor, and the joists beneath the Phase Two addition are not uniform with the Phase One joists. Additionally, the original access point to the cellar was located on the north side of Phase One and was covered when the Phase Two kitchen was added. The photographs also show that the main block and north addition have two different roofing materials, and while the exterior logs are whitewashed on both sections, the logs are cut in a different style. The logs used to build Phase One are larger and the corners are obscured with corner boards. The logs on the Phase Two kitchen are smaller, and their corners are exposed (Figure 5).

There may have been a center door on the east elevation of the building. The view in Figure 14 is obscured, and it is impossible to be conclusive without exploratory demolition. If it was a door, it was changed into a window at a later date and retrimmed with the other windows. The trim has the same profile of the other windows and doors in Phase One.

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<sup>96</sup> Scott *National Register of Historic Places*; Reed, *National Register Nomination Update*. Scott writes that the original section of the Piper House is 40' by 15' and dates to before the Civil War.



## Interior Description

Phase One consisted of a hall and parlor plan on a north-south axis. The hall with the direct entry was the north room, Room 102, and the more private southern room was the parlor, Room 101. While the structure is of log, the narrower width partition wall dividing these two spaces is likely frame. The joist beneath this wall is larger to accommodate the added weight of the wall and staircase. Along the northern wall of the hall there was a fireplace for either cooking, heating, or both. If not for cooking, the building that is currently referred to as the slave quarters contains a large fireplace that may have been used as an out kitchen. The interior of Phase One was only finished with whitewashing on the exposed log walls and the underside of floorboards and joists of the ceiling above. These surfaces were finished with at least two layers of whitewash while they were exposed.

The only source of heat for two of the four rooms was a fireplace on the north gable end. By the second quarter of the nineteenth century, it is unusual that only two of the four rooms appear to have been heated, but the roof frame evidence clearly indicates that a second chimney did not exist. Located in the southeast corner of Room 102 is a boxed stair with a closet underneath (Figure 7). This stair is enclosed with hand-planed and beaded panels. Outside of the enclosure, two steps protrude into the room. In the closet, the stair's framing and floorboards are visible. It is also interesting that the staircase is located in the center of the building when there was only one chimney. Placing the stairway in the center of the building required more space than if it had been located against one of the end walls. This would have been particularly efficient with only one end chimney. On the other hand, placing the

stairway in the hall restricted access to the two rooms on the south end of the house, therefore increasing their privacy.

The second floor has the same layout as the first floor. Again, in this northern room, Room 202, there is an enclosed stair that leads to the attic. This stair, however, contains one step that protrudes into the room as opposed to the two steps on the first floor. The stair door to the attic contains more original fabric than the stair between the first and second floors. The doors to the staircases are hand planed and beaded, board and batten, with clenched nails on the interior. The attic stair door has a thumb latch that appears to be hand wrought, perhaps by the blacksmith shop located on the farm. The lock screws were perhaps also made by the blacksmith because they have irregular grooves. The stair into the attic features a continuation of the hand planed, beaded partition panels of the second story stair enclosure, but these are unpainted. There is a bevel on the trim boards at the top of the stairwell. The other two walls of the stair have been plastered and whitewashed, but white washing behind the plaster indicates that the stair was whitewashed before it was plastered.

### Cellar

The cellar is currently accessible through bulkhead doors on the south elevation of the main block. The foundation for the building is part bedrock and part random coursed fieldstone, all of which is whitewashed. The interior measures roughly 22' 9" on the north-south axis and 12' 4" on the east-west axis. Log joists are visible through modern HVAC equipment and insulation. These were flattened on the

bottom and top with an adze, but the sides were left in the round, some even having a waney edge.

Access to the Phase One cellar was located on the western end of the north gable wall via external bulkhead doors and a stone-walled ramp (Figure 8). The ramp was supported by stone wing walls on either side which are still visible today. The east wing wall has been partially dismantled on its northern end, but whether that occurred when the HVAC equipment was inserted or earlier is difficult to say. Likewise, the west wing wall loses structural stability as it moves away from the Phase One entrance slope. When the kitchen was added in Phase Two, the bulkhead doors of the entrance were removed, and a hatch was installed in the floor to allow direct access from the kitchen.

### Attic

While elements of the original attic and roof frame have been altered through the years, much of the original materials remain. The floorboards, false plates, chimney, and rafters remain. The stair enters to the middle of the attic. There are nine sets of rafter pairs, each with scribe marks.<sup>97</sup> These rafters are hand hewn and sash sawn, and most of them have waney edges (Figures 9 & 10). They come together at the roof ridge, connected by a lap joint and fastened with a wooden peg. These rafters are attached to false plates which rest on joists. The rafters vary in dimensions; their widths range from 2-7/8" to 4". Their lengths roughly average 10'-7" and they are placed roughly on 3' centers. There are two wind braces located in the opposing northeast and southwest corners. The short side of these braces are sash sawn. The

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<sup>97</sup> From south to north, they are labeled as follows: I, III, II, V, IIII, VII, VI, VIII, VIIII.

wide floorboards are tongue and groove. They have been lined up on the north and south ends and pieced in toward the middle where the stair is located.

At a later time, the fireplace was replaced by one or two wood stoves on each floor, and a hole was cut in the floorboards to allow the flue pipe to connect with the chimney. This hole is still open and provides a closer view of one of the joists. The joist here has at least two layers of white washing and measures 8-1/2" high. No saw marks are visible.

The installation of modern PVC pipe related to the 1985 bathroom addition exposed historic framing elements in the southeast corner of the Phase One attic. In this location, the top of the east end log and another joist are visible. The log is hewn but has been cut to accommodate piping that has been installed. Vertical lath has been attached to the interior of the log. Before this was added, the log received at least one coat of whitewash (Figure 11). This indicates that the Phase One structure was originally only finished with whitewashing on the exposed log walls. Neither the height nor width of the log could be determined due to inaccessibility. The joist has been whitewashed as has the underside of the false plate and floorboards. The joist is 7-3/4" in height, but where it is fitted on the log, it is 5-7/8" in height. East of the log, the joist rests on modern lumber where the 1985 bathroom has been added. The floorboards are 1" thick.

The south end log is visible through a gap between the south gable wall and edge of the floorboards, and measures roughly 5" in width. The space between the top of this log to the bottom of the floorboards measures 1'2". Because the gap to view this fabric is narrow, it was difficult to gather further documentation. Also on the

southern end of the Phase One attic, the southernmost joist is visible through a gap in two floorboards. It has at least two layers of whitewashing.

The roof nailers have been replaced. They are bandsawn, and do not exhibit the multiple generations of holes for shingle nails that would be expected. In addition, they are spaced to accommodate standard short shingles, rather than the long side-lapped shingles that are visible in the photographs. Whitewash appears on some of the nailers, suggesting that they may have been reused, while others are black and shiny, likely due to pine resin.

Some original nails are visible on the northeast corner of the Phase One attic. One particular nail is cut and has a machine-made head. The characteristics of this nail indicate that it is likely a Type 5, as described in *Historic Louisiana Nails*. The nail has buttressing on its front and back sides beneath the head, indicating that it was side pinched with a mechanical heading clamp. This characteristic dates to c. 1790-1850. This nail has its two burr edges on the same face. This is either because the cutter sheared from alternate sides of the plate every other stroke or the machine used bi-directional cutters. This feature is found on cut nails manufactured after c. 1807. The profile of the tip viewed from the cut side is slightly rounded, indicating that the nail was cut from a narrow-rolled plate with rounded edges. This nail type was popular prior to c. 1836.<sup>98</sup> Because of all these features, the nail likely dates to between 1807 and 1836.

The original chimney survives between the floor and the roofline at the north end of the original attic. The evidence of this has been eradicated in the cellar and the

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<sup>98</sup> Edwards, Jay D. and Tom Wells. *Historic Louisiana Nails: Aids to the Dating of Old Buildings*. Baton Rouge, LA: Geoscience Publications, Department of Geography and Anthropology, Louisiana State University, 1993, 30 and 53.

first and second floors. This removal left the chimney stack unsupported. During the 1984-85 rehabilitation, a hole was cut in the base of the chimney stack, and a timber was inserted in order to support its weight (Figure 12). The chimney stack was removed above the roofline, likely during the 1980s rehabilitations, possibly to prevent further water damage. The irregularity of the bricks indicate they are handmade. They have been repointed several times in different places.

### Landscape

As this was a working farm, there were many supporting outbuildings. The structure to the west of the Phase One cabin likely served multiple functions, as it is divided into two rooms on each level, with exterior first-floor access to each space. The building was constructed with random coursed field stone and mortar, with log knee walls and common rafters in the loft area. The north room is substantially larger, with a sizeable interior fireplace centered on the north wall (Figure 13). An enclosed stair on the north side of the panel partition dividing the rooms provides access to two rooms in the half-story. The stair resembles that of the Piper House in that upon stepping into its enclosed space, the stairs turn 90 degrees. The board and batten door in the loft is likely original and has a thumb latch. The logs in the loft are visible through the fallen plaster, and they have been pinned together. The common roof rafters are joined at the ridgeline with a lapped joint and fastened with a wooden peg. The rafters in this building have a higher level of refinement than in Phase One of the main house because they are sawn, not hewn. They are supported by collar ties fastened with nails. The large fireplace suggests that the north room was the kitchen,

with quarters for household slaves above. As the smaller south room was unheated, it likely served as a storage area or workspace.

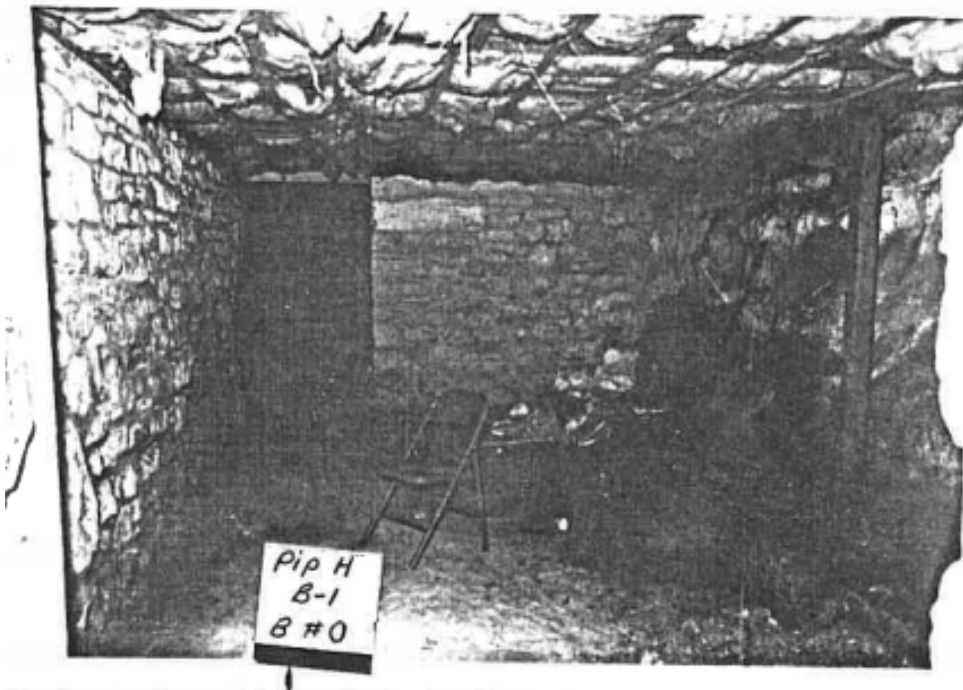
By c. 1880, several outbuildings which likely date to the early phase of the house were clustered to its north side. The four outbuildings visible in the c. 1880 photograph all have side lapped shingles like Phase One of the house (Figure 14), suggesting that they all were built before Phase Two. One of these buildings, the smokehouse, is extant today. While its original roof framing has been removed and replaced, the original log walls and tiered poles survive. Two sources indicate the barn was built in 1820. Not only does its timber framing contain wrought nails, but the date “1820” is carved on the interior of the center west wall door.<sup>99</sup> The historic Piper Lane ran slightly southeast from the Hagerstown Pike to the Sunken Road on the other side of the property.

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<sup>99</sup> Scott, *National Register*; “Piper Farm.”



**Figure 7:** View of center stair in Room 102. *Grace Davenport, 2019.*



**Figure 8:** North view of Phase One Cellar, 1983. The former ramp entrance is in the northwest corner. *Antietam National Battlefield Archives.*





**Figure 9:** Detailed view of one of the rafter pairs. The rafters connect with a lap joint and are fastened with a wooden peg. The nailers have prominent band sawn marks and are replacements. *Grace Davenport, 2020.*



**Figure 10:** View of the rafter pair "II" showing the lap joint and wooden peg. *Grace Davenport, 2020.*



**Figure 11:** View of the top of the east wall log. The log shows whitewashing under where the lath was installed. Some plaster is also visible. *Grace Davenport, 2020.*



**Figure 12:** North view from Phase One attic to Phase Three attic. The original chimney stack is in the center with its support timber. The hole in the floorboards at the base of the chimney accommodated a wood stove pipe travelling up from the floor below. The round plate in the side of the chimney is where the stove pipe connected to release smoke outside. *Grace Davenport, 2019.*



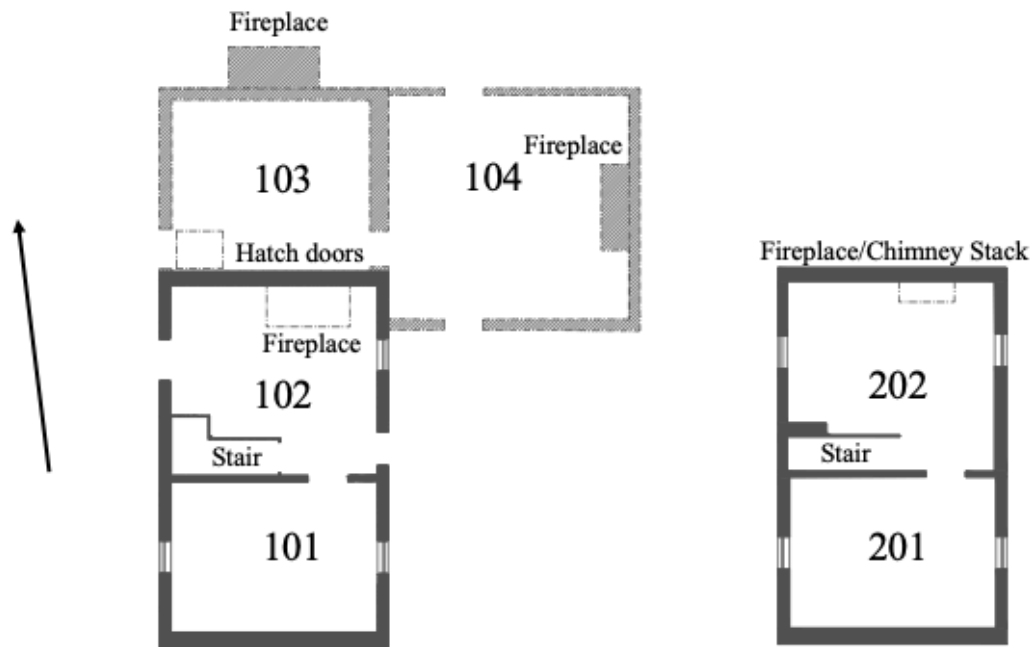
**Figure 13:** North view of the interior fireplace in the kitchen and slave quarters.  
*Grace Davenport, 2020.*



**Phase Two: c. 1865-1880**



**Figure 14:** c. 1880s photograph of the east elevation and outbuildings. *Antietam National Battlefield Archives.*



**Figure 15:** Piper House, Phase Two, First and Second Floor Plans. *Grace Davenport, 2020.*

## Exterior Description

A one-story structure that also ran east as an ell was added to the north end of the original log house. The west room, Room 103, was made of logs, while the rear room, Room 104, was likely frame. The east ell encloses part of the northeast corner of Phase One. The roof is a gable that follows the north-south axis of the Phase One gable. To the east, the roof slopes low as a catslide. As indicated in Figure 14, the roof was originally covered with standard wood shingles, rather than the early side-lapped shingles cladding Phase One. On the north wall, there is quite a large exterior end fireplace, which appears to consist of a stone base and a brick plastered chimney (Figure 5). There is an additional interior fireplace that pierces the roof at the far east end of the ell. This has a plastered brick chimney and is smaller than that on the north wall. A doorway is positioned in the west wall of the log addition, suggesting that there was not direct access between the two phases (Figure 5). A small porch covered this doorway into the log addition and butted against the porch along the façade of the Phase One building.

Given the dimensions of the crawlspace beneath the addition and the likelihood of the different building materials – the front room of the addition is log while the rear room is likely frame – it is possible that this addition was constructed in two phases. The uninterrupted line of the catslide roof suggests either that the east shed was built very shortly after the log kitchen or that the roof was re-clad after the shed ell was added.

### Interior Description

The two heated rooms were divided along the line of the east wall of the Phase One house. Room 103 was almost certainly the new kitchen, while Room 104 could have been a service area or dining room. One of the features of this addition was that its floor was lower than that of Phase One. This is indicated by examining the original material in the cellar and crawlspace. The different floor levels, combined with the location of the fireplace against the north wall of the Phase One hall, indicates that there was no direct access from Phase One into Phase Two. Rather, residents likely moved from the west façade door of Phase One to the west façade door of Phase Two. This addition also resulted in a change to the cellar access point. The bulkhead doors were removed to accommodate the addition, but the cellar was still accessible through two board and batten hatch doors in the southwest corner of Room 103.

The Phase One main block may have received some upgrades at this time as well, or shortly thereafter. The interior whitewashed logs may have been finished with vertical lath and plaster at this time, and then styled with a baseboard and chair rail. The doors and windows would have been trimmed on the interior at this time as well. A four-paned transom was added to the west façade door. Evidence for this is in the fact that the trim around the door is continuous.

### Crawlspace

Under the Phase Two's Room 103 is a crawl space, accessible from the former entrance to the cellar. When Phase Two was built, the former bulkhead doors

were removed, and two board and batten hatch doors were inserted into the southwest corner of the Room 103. The battens on the boards are secured with clenched nails (Figure 16). This would have provided easy access from the kitchen into the cellar, where cooking ingredients were likely stored.

The span of this crawlspace supports the theory that Phase Two was built in two stages. The crawlspace extends from the north wall of the Phase One cellar roughly 13' to where the building currently ends. The measurement between the west interior log and a log on the east is 14' 10." Since this is roughly the depth of the room above, this indicates that the Phase Two kitchen addition does not share a foundation with the east shed.

Phase Two's foundation is constructed of stone, although it is currently missing and damaged in many places. The log joists that supported this addition are present, although they have been highly altered, likely in Phase Three. They run parallel with the log joists of Phase One and are similarly straightened with an adze on the top and bottom, their sides remaining rounded.

### Landscape

The Phase Two landscape was much the same as it was in Phase One. The most significant alteration was the changed location of the kitchen. The former kitchen outbuilding continued to serve as a quarter, but with the kitchen addition on the house, having the cooking space in an outbuilding was no longer needed. The

Pipers used a well to access water on the farm.<sup>100</sup> Around this time, the barn received a lean-to addition to accommodate a peach packing shed.<sup>101</sup> By 1892, Samuel D. Piper had cultivated roughly 2,500 peach trees.<sup>102</sup> Most outbuildings surrounded the service ell to support farming operations. In Henry Piper's public sale notice in 1890, he lists the following outbuildings on the farm: large stone barn, wagon shed, corn crib, ice house, blacksmith shop, cider house and press, as well as an orchard, a spring, an ice pond, and a well (Figure 4). One report indicates that the slave quarter's north wall was dismantled and rebuilt at this time.<sup>103</sup> However, the hewn log knee walls run the span of the north loft room, indicating that if the north end was ever rebuilt, it was much earlier.

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<sup>100</sup> The well was 62' deep and the pump for the well was removed in 1886. During the removal, a former slave Jerry Summers accidentally fell into the well with no serious injuries. *The Democratic Advocate*, October 16, 1886.

<sup>101</sup> Scott, *National Register*.

<sup>102</sup> *Wheeling Register*, February 8, 1892.

<sup>103</sup> Wilshim, *Historic Structures*. Wilshim provides evidence for this theory in an incorrectly dated photograph (Figure 17) that shows a change in the roof material. He had dated it to c. 1880 but as it is a greyscale postcard with a white space at the bottom of the image for descriptive text, it more likely dates to c. 1901-1912.



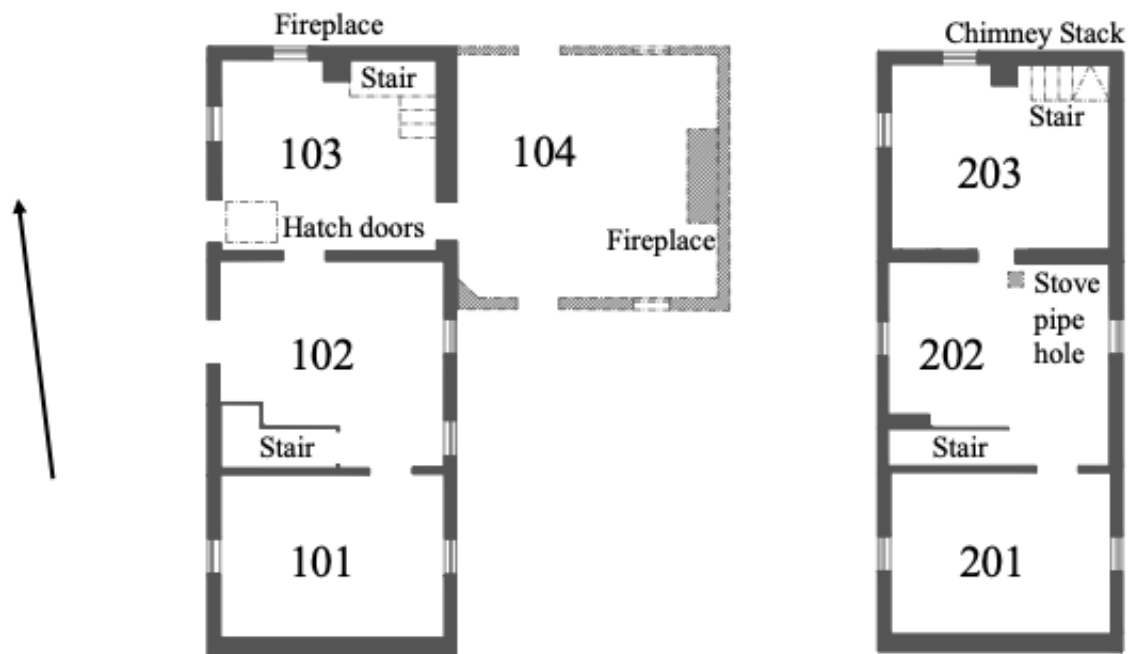


**Figure 16:** View from crawlspace looking up at the two hatch doors in the Phase Two addition. *Grace Davenport, 2020.*

**Phase Three: c. 1898 – 1900**



**Figure 17:** c. 1901-1912 east view of the Piper Farm main buildings. There is a shed roof visible from the back side of the northern section of the House. *Antietam National Battlefield Archives.*



**Figure 18:** Piper House, Phase Three, First and Second Floor Plans. *Grace Davenport, 2020.*

### Exterior Description

At the end of the nineteenth century, the Piper House was again expanded. Phase Two's kitchen addition was raised to two stories, retaining the logs on the first floor,<sup>104</sup> and adding a frame second floor (Figure 19). The building was sided, and the doors and windows were trimmed on the exterior. The east elevation door of Phase One was likely converted into a window at this point. It is unlikely that there were second story windows on the eastern elevation, as the roof line of the catslide-roofed ell likely would not provide enough space for a window.

### Crawlspace Description

Studying the historic fabric in the crawlspace has resulted in many conclusions about this construction phase. The west stone foundation is damaged and missing in some places. This stone is topped with a log timber, likely original to Phase Two. The log joists that dated to Phase Two must have been rearranged at this time. Looking north from the crawlspace, four joists are visible (Figure 20). None of the visible log joists are consistent, nor is their attachment method to the west wall timber discernable. The southernmost joist is flat on the bottom and rounded on at least one side. The second joist consists of two pieces that are only fastened together with one nail. The third joist has a severe undercut. Presumably it was cut this way to accommodate something in the past, such as a foundation or the Phase One cellar bulkhead wingwall. The fourth visible joist is not connected with the west wall

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<sup>104</sup> "Comments on recent requests." Memo.

timber, and it is currently supported by a haphazard assortment of rocks. It has been squared off at its west end.

The inconsistency of these log joists indicates that this arrangement is not the original framing layout of Phase Two. The fact that they were rearranged also provides evidence that the floorboards were replaced at the same time. Additionally, they are the same style as those in the Phase Three attic: 1' x 3" tongue and groove with no visible nail fasteners (Figure 21). Some floorboards are sash sawn, while a few are circular sawn. The hatch doors into the cellar remained in place during this time.

### Interior Description

It was at this time that the Phase One fireplace was removed to allow access doorways from Phase One to Phase Three. The chair rail and baseboards in rooms 102 and 202 have been diagonally beveled to accommodate the new opening (Figure 22). This is in contrast to the chair rail at the front door and the door to the parlor, which is butted against the door trim. The baseboard in Room 103 overlaps the door trim, further demonstrating that these doors were inserted after Phase One had its chair rail and a baseboard installed. These access doors were inserted into both the first and second floors on the north wall of Phase One. The doorway on the first floor biased west of the wall center to accommodate the wood stove, but the doorway on the second floor was centered.

Since the Phase One fireplace was removed, a wood stove took its place. The chimney stack in the attic was retained and holes were cut in the floor to allow for the

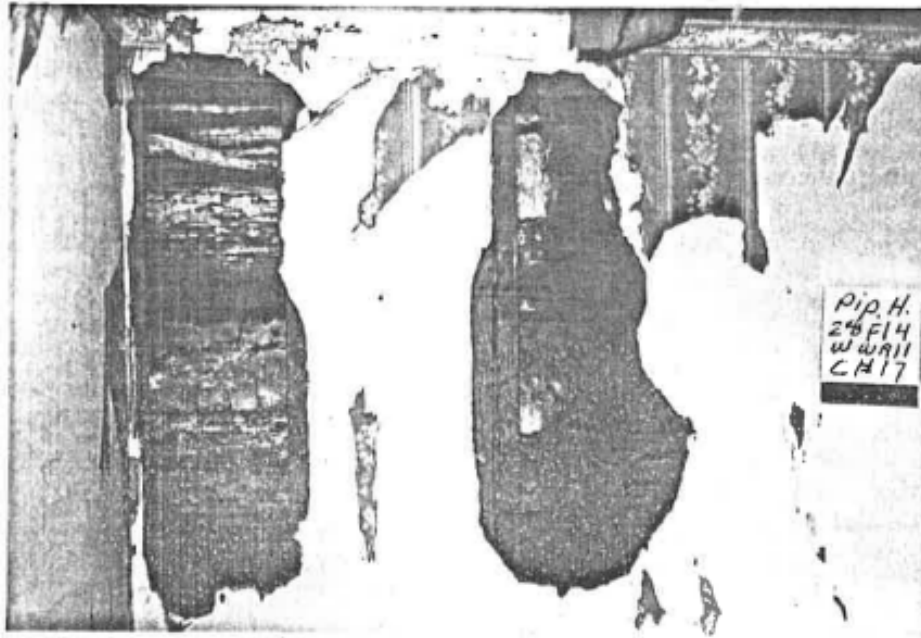
stove pipe to pass through to the attic and connect with the chimney (Figure 23). New tongue and groove floorboards were installed where the fireplace had been. Some of these floorboards are visible through the modern insulation in Phase One of the cellar. These floorboards do not date to Phase One, because they are located directly above the fireplace support. (Figure 24).

The Phase Two fireplace was modified to be on the interior of Room 103 and raised from one to two stories. The floor level of Rooms 103 and 104 were lower than the floor of Phase One, meaning that residents were required to step up or down when moving between the spaces. However, the floors likely aligned at the second story. The first floor level was raised in Phase Four when the Phase Three fireplace was removed.

A staircase was likely added during this time, from the first floor to the second floor in the northeast corner of the new addition (Figures 25 & 26). The second floor might have been a sleeping quarter for servants, and the new stair would have allowed second floor access without using the main house stair. The staircase follows the enclosed style of the Phase One staircase without the paneled partition. The staircase on the first floor has three steps protruding into the room before it is enclosed with a door (Figure 25). On the second floor, the steps arrive directly into Room 203, and the steps are separated from the room with a railing (Figure 26). The staircase might have been added in the Phase Four work done to the house, but if that were the case, there might be a second north window to create balance on this elevation.

New finishes were installed in this addition at this time. The first floor received circular sawn vertical lath and plaster and a baseboard (Figure 20 & 27). The baseboard in Room 103 remains today. The second floor was finished with horizontal lath and plaster, and the windows were trimmed. Even though the first story is constructed of log and the second constructed of frame, the depth of the windows on both the first floor and the second floor are the same.

The attic framing of this period contains tongue and groove floorboards and circular sawn rafters that butt against each other at the ridge. There is an attic vent on the north wall, west of center to accommodate the chimney flue. This attic predates the attic of Phase Four. Not only do the floorboards match those that were in Room 103 two floors below, but some Phase Three rafters were removed to accommodate an entrance into the Phase Four attic.



**Figure 19:** West view of the northeast corner of Phase One logs, second floor. The two-story Phase Four addition enclosed the northeast corner of Phase One. This image thereby shows an original log corner on the left, as well as the frame addition of Phase Three on the right. *Antietam National Battlefield Archives.*



**Figure 20:** The four visible joists under Room 103. At the end of the fourth joist, vertical lath is visible coming down below the floorboards. *Grace Davenport, 2020.*



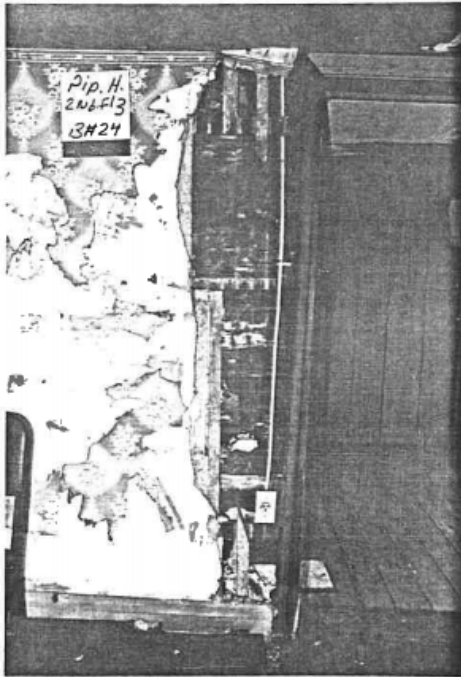


**Figure 21:** The underside of the floorboards in Room 103. *Grace Davenport, 2020.*



**Figure 22:** Chair rail decoratively beveled in Room 102 to accommodate a door into Room 103. *Grace Davenport, 2020.*





**Figure 23:** 1983 image of the wall in between rooms 202 and 203. The view is looking south out of 203 into Phase One's Room 202. On the floor at the other side of the doorway, a stove pipe hole has been covered with metal sheeting. *Antietam National Battlefield Archives.*



**Figure 24:** Northern Phase One log joist with new floorboards on top. *Grace Davenport, 2020.*



**Figure 25:** Staircase in northeast corner of the Phase Three addition. *Antietam National Battlefield Archives.*



**Figure 26:** The north wall of the Phase Three second floor as it was in 1983. *Antietam National Battlefield Archives.*

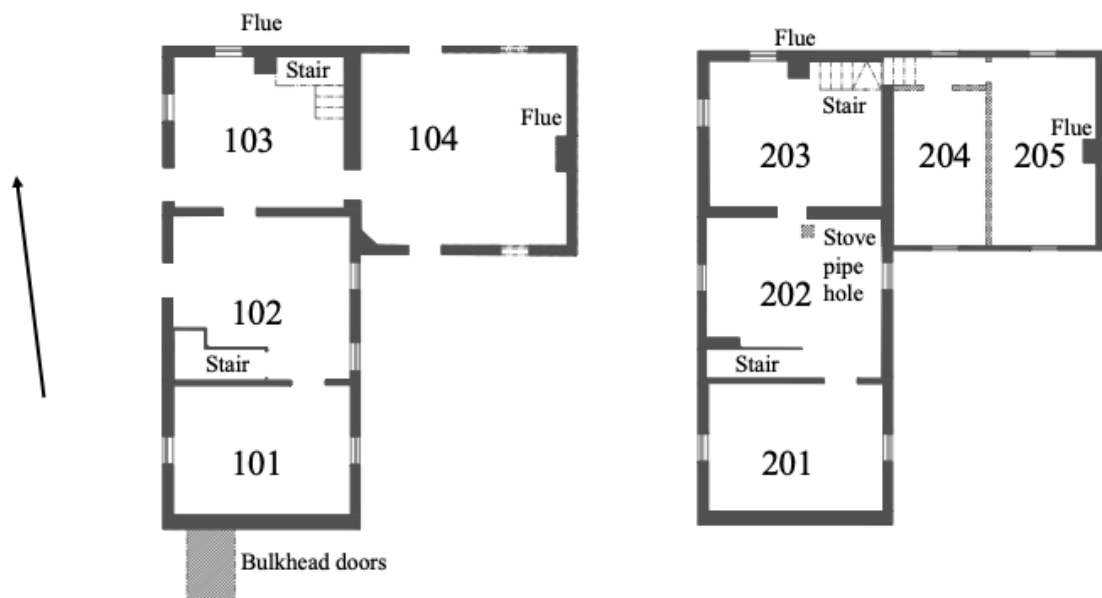


**Figure 27:** View looking north from the north end of Phase One cellar. Shown is the floorboards and vertical lath and plaster of Phase Three. At the top of the image is the northmost log joist of Phase One. In the bottom of the image, modern HVAC equipment is installed on top of the Phase One fireplace support. *Grace Davenport, 2020.*

**Phase Four: c. 1912-1916**



**Figure 28:** c. 1916 photograph of the lessee family – the Reels – in front of the newly constructed east ell. *Antietam National Battlefield Archives.*



**Figure 29:** Piper House, Phase Four, First and Second Floor Plans. *Grace Davenport, 2020.*

### Exterior Description

The Phase Four iteration of the Piper House was the last historic construction period, c. 1912-1916. At this time, the shed was either demolished and rebuilt as a two-story frame ell, or it was built up from one story to two. This addition is built of frame, as is evident in the wall thickness and the depths of the windows and exterior doorways. Following the completion of the new construction, the exterior of the entire structure was clad in a German drop siding. All windows and doors received new trim on the exterior as well as shutters. The two-story ell's fenestration was designed to be sympathetic to that of the main block. Both the north and south elevations of the ell received porches (Figures 28 & 30). Phase Four is relatively well documented with 1975 exterior measurements and a 1983 conditions assessment with notes and photographs.

### Interior Description

The addition's first floor, Room 104, was a kitchen containing a cook stove that utilized the flue in the room. The walls were paneled beneath the chair rail, and a corner cupboard was installed in the southwest corner. The second floor of Phase Four consisted of two bedrooms, Rooms 204 and 205 that were only accessible from the staircase in Room 103. In 1983, there was evidence of post-in-knob wiring,<sup>105</sup> which may have been installed at this time.

The remaining fireplaces were removed in Phase Four. The three chimney stacks in the attic were retained and continued to serve as flues for stoves. The removal of the fireplace in Room 103 allowed the floor to be raised to the same level

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<sup>105</sup> Conditions Assessment. 1983.

as the floor in Phase One. The floor level of Phase Four would have been aligned to create an even floor level throughout the house. When the floor was raised, the hatch doors providing access to the cellar were covered, and a new bulkhead entrance was built on the southern end wall of Phase One. At this time, most of these rooms had wooden floorboards with a painted border.<sup>106</sup> Many rooms were also wallpapered. There were at least three stoves in the house, all of which were removed prior to 1983.

### Landscape

In this period, many changes were made to the farm to accommodate the large lessee family. The barn received additions, and the floor of the smokehouse was covered with concrete. A cistern on the north side of the house was likely installed during this time. Downspouts from the gutters channeled rainwater directly into the cistern. By 1916, a two-bay, front-gabled outbuilding was constructed on the east side of the east ell. This building was small but had at least one door and window and a chimney (Figure 28). This building remained in place until at least c. 1930 (Figure 31). One renovation was performed by Elmer Piper in 1914 to the barn.<sup>107</sup> It is around this time that the tenant family wrote on the plaster on the loft level of the slave quarter. Some dates written include Jan. 1913; May 29, 1911; Feb of 1913. Several people, including Lester Reel, wrote their names here and drew German “hex” symbols, as well as solved math problems.

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<sup>106</sup> Conditions Assessment, 1983.

<sup>107</sup> Seidel, *Archaeological Excavations*.



The farm continued to evolve, but not in any major ways. The outbuildings surrounding the ell - except for the smokehouse - were removed at unknown times. In the 1950s, a dairy barn and silo were built, but these were both removed in the 1970s. The National Park Service acquired the Piper Farm in 1964 and later performed preservation work before the next phase of construction was initiated. For example, in 1974, the west porch and its foundation were rebuilt, and some repairs were performed on the chimneys. By this time, the only outbuildings surviving from the original period of construction were the slave quarter, the smokehouse, and the barn. The cavehouse was present but collapsed, then rebuilt in the 1970s.



**Figure 30:** 1975 northwest view of the property. *Antietam National Battlefield Archives.*



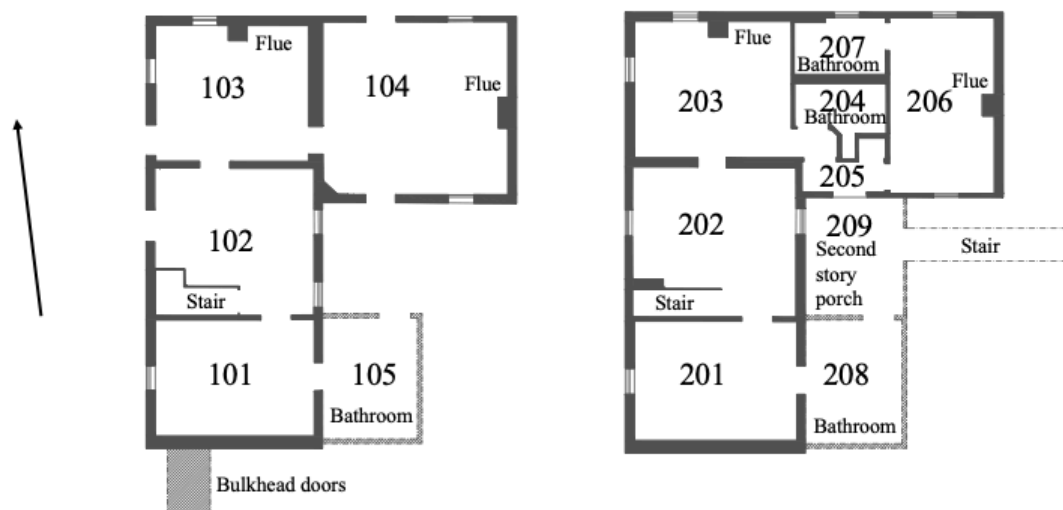
**Figure 31:** A c. 1930s southeast view of the Piper Farm buildings. *Antietam National Battlefield Archives*.



**Phase Five: 1984-85**



**Figure 32:** Northwest view of the Piper House after the two-story bathroom and second-story porch additions. *Grace Davenport, 2020.*



**Figure 33:** Piper House, Phase Five, First and Second Floor Plans. The bathroom and east porch additions are conjectural measurements. *Grace Davenport, 2020.*

### Exterior Description

The Piper House sat vacant for at least 15 years before the Park Service initiated their leasing program. In order to accommodate its use as a bed and breakfast facility, it was required that the building be brought up to code. A two-story bathroom addition was constructed on the southern end of the eastern elevation. In addition to this, a second-story porch was constructed on the eastern elevation and a staircase added. These two additions essentially obscured the east elevation.

### Interior Description

The building was in poor condition at the beginning of the rehabilitation project. An early proposal of work was written by Douglass and Paula Reed of Preservation Associates, Inc. and Heritage House Inns, Inc. The proposed work to be done differs from the work that was completed, mainly in the proposed placement of bathrooms. The Reeds also proposed the conversion of windows to doors in order to provide multiple points of egress. They indicated that historic plaster would be sacrificed for historic woodwork. The proposal mentions that all original fabric that required replacement or removal would be tagged and stored in the attic.<sup>108</sup>

Many rehabilitative acts were performed, such as repairing and replacing damaged or missing plaster and trim. All floors were carpeted, and some walls were re-finished with drywall. The walls were repainted, and new wallpaper was applied in some locations. The only alteration in room configurations took place on the second story of the Phase Four addition. The space now contains two bathrooms, Rooms 204

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<sup>108</sup> Reed, Douglass and Paula S. Rehabilitation Proposal.

and 207, and one bedroom, Room 206. The northern staircase was removed. After alterations, Phase Five contained four bedrooms, each with their own ensuite bathrooms, two parlors, an entry room, and a kitchen.

There is evidence that suggests the floor level in Rooms 103 and 104 were raised in Phase Five instead of in Phase Four. A large hole was cut in the Phase Three floorboards of Room 103 to accommodate the installation of HVAC equipment. The hole and plywood decking that supports the current carpeted floor (Figure 34) are visible from the crawlspace. It is more likely that this plywood decking was installed to replace water damaged floorboards during the Phase Five rehabilitations.<sup>109</sup>



**Figure 34:** View looking up from the crawlspace to the plywood decking of Room 103. Two cut nails are visible, they both have blunt ends. The tongue and groove floorboards are also visible. Facing northeast. *Grace Davenport, 2020.*

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<sup>109</sup> Conditions Assessment. 1983.

## **Conclusion**

The Piper House has undergone almost 200 years of construction. The original structure was changed four times for a total of five different construction phases. A combination of physical and documentary evidence supports a construction date of c. 1821-1830s. Phase Two added a kitchen wing to the north wall, while Phase Three raised this wing to two stories. Phase Four either raised an extant one-story frame ell or built a new two-story ell. This phase is most evident in the building as it is today. After roughly 15 years of neglect, the house was rehabilitated to accommodate its conversion to a bed and breakfast facility. The work included the addition of a two-story bathroom and adjoining second story porch.

Table 1: Major changes of the five construction phases.

<b>Phases</b>	<b>Dates</b>	<b>Major Changes</b>
Phase One	1820s-1830s	-Two-story, single-pile, log structure -Hall and parlor plan -Interior end fireplace -Center staircase
Phase Two	1863-1880	-One-story, log kitchen addition -One story ell on the east with catslide roof
Phase Three	1898-1900	-Kitchen addition raised with a frame second story -One story ell on the east remains -Phase One fireplace removed, replaced with stove -Two doors for access between Phase One and Phase Three
Phase Four	1912-1916	-Two story frame ell constructed on the east -First floor of addition becomes new kitchen -Second floor of addition becomes two sleeping spaces -New bulkhead cellar entrance on south gable wall -All fireplaces removed for stoves; chimneys retained
Phase Five	1984-1985	-First floor of ell modernized as kitchen -Second story of ell becomes bedroom and two bathrooms -Two-story bathroom addition to rear -Second story porch addition to rear to satisfy fire codes

## Chapter 5: Recommendations

The Piper House is a significant contributing resource to the cultural landscape of Antietam National Battlefield. It is also an important representation of a nineteenth-century vernacular structure that has evolved along with the landscape. Antietam National Battlefield's three periods of significance are described in the 1999 National Register nomination update. The three periods are: 1. Settlement and Agricultural Development of the Land in the 18<sup>th</sup> and 19<sup>th</sup> Centuries; 2. The Battle of Antietam, Its Impact on the Local Population, the Emancipation Proclamation, and the Outcomes of the Civil War; and 3. Post-Battle Commemoration and Preservation Activities.<sup>110</sup> The Piper House aligns with all three of these periods. It was built in the first half of the nineteenth century as an agricultural property. The farm was also in the center of the Antietam Battlefield, as fighting occurred in the fields, the barn was used as a hospital, and the house was used as the headquarters for two Confederate generals. In the 1890s, the Antietam Battlefield Board placed cast iron tablets around the battlefield to provide context and narration of the movements of the Union and Confederate armies. Several of these tablets are at the entrance to the Piper Farm, where Piper Lane and Route 65 intersect. The Piper Farm continues to contribute to the preservation and interpretation activities of the National Park Service through its visibility from the observation tower and visitor center, and its past operations as a living history farm and then bed and breakfast facility.

Not only does the Piper House contribute to all three periods of significance for Antietam National Battlefield, but it also retains historic integrity as outlined by

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<sup>110</sup> Reed, *National Register Nomination Update*.

the National Park Service.<sup>111</sup> Historic integrity is described as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”<sup>112</sup> There are seven aspects that constitute historic integrity. They are location, design, setting, materials, workmanship, feeling, and association. For one, the Piper House retains its historic location as well as its historic 1916 appearance. The House is set within Antietam National Battlefield among its related and historic outbuildings. The materials used to build the original house almost 200 years ago are extant, as are the materials used to build subsequent phases of construction. The workmanship of these original materials is still discernable in the hand-hewn joists, log walls, and hand planed beaded partitions and stair doors. Both the feeling and association integrity aspects are present with the Piper House as well. The house is nestled into the landscape along with some of its related outbuildings and is otherwise undeveloped. The exterior has remained the same for over 100 years, so its feeling is very much established. Lastly, the association with the farmstead for its contribution to all three periods of significance for Antietam National Battlefield is supported. Any future work to the house should respect these seven characteristics.

The Piper House currently sits vacant, but the National Park Service is considering ways to make use of it again. The architectural investigation revealed historic material that should be preserved in place. The recommendations provided in this report adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The Secretary of the Interior’s Standards outline four courses of

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<sup>111</sup> U.S. Department of the Interior. *National Register Bulletin*.

<sup>112</sup> U.S. Department of the Interior. *National Register Bulletin*, 4.

action that can be taken in the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. Preservation works to maintain the property as it currently exists. Rehabilitation is “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Restoration is the process of removing additions to make the building appear as it was at a certain point in time, and reconstruction is the process of constructing a non-surviving historic site.<sup>113</sup> In reviewing these options, a second round of rehabilitation is the best course of action with which to proceed.

In keeping with the rehabilitation course of action, the historical, cultural, and architectural elements of the Piper House must be assessed through determining integrity and character defining features. The National Park Service’s Preservation Brief #17 provides guidance on how to achieve this. Several visual aspects can contribute to the character of a building, including shape, openings, roof and related features, projections, trim, materials, and setting. The Piper House’s two-story ell massing, pattern of fenestration, gable roofs, three porches, chimneys, and homogenous horizontal wood siding contribute to its overall character.

Not only does the Piper House contribute to Antietam National Battlefield’s three periods of significance, but it retains the seven aspects of integrity and the seven features that define its character. While materials in the oldest section of the house date to the second quarter of the nineteenth century, the character defining features

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<sup>113</sup> U.S. Department of the Interior, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1995), 2.

contribute to the house as it currently exists. The alterations to the property have acquired historical significance in their own right. Both the original materials and later historic character should be retained and preserved.

Most of the original material from the Phase One construction cycle of the house remains. This includes the log walls, roof frame, foundation, log joists, center stair, and the two stair doors. As long as this historic material is not damaged in any way, it should be retained and preserved. The historic material remaining from the Phase Two construction period is retained in the cellar and first floor walls, which are constructed of logs. Floor two of Phase Three, as well as the two-story kitchen addition of Phase Four are constructed of frame, but their presence has contributed to the battlefield landscape for over 100 years and should therefore be retained.

If the Piper House undergoes another round of rehabilitations, there are several aspects that are not historic and may be changed without reducing the integrity of the property. The 1980s alterations, including the construction of four bathrooms, can be altered as long as the alterations do not damage the historic material. Other alterations from this construction stage include the carpeted floors, wallpaper, and the room configuration on the second floor of the ell addition. The building already has a heating system, plumbing, and electricity in place. These interventions would not need to be made again but may require updating in the future. Any new additions shall not negatively impact historic materials that characterize the house or surrounding outbuildings. Historic material should be repaired rather than replaced, but if it is deemed to be irreparable, it should be replaced in kind.



The Piper House is not only characterized by its materials and exterior visuals. It is also characterized by its placement in the landscape, and in association with the outbuildings that contribute to its historic significance and character. The most historic outbuildings are the barn, the kitchen and slave quarter, and the smokehouse. Each of these buildings likely dates to the original construction of the house and therefore carries the same significance as the house as supporting structures. The house's evolution was tightly tied to the evolution of the outbuildings and vice versa. The extant outbuilding aid in the interpretation of the house and their relationships and visual characteristics must be retained.

Any additions must be sympathetic to the concerns listed above. While the 1980s additions on the rear of the house were mostly sympathetic to the house's character defining features, one change was made that altered overall visual of the building. The Phase One chimney was removed above the roofline, altering the building's character. If possible, reconstructing this chimney would restore this character defining feature. In addition, the rehabilitation work was not documented. If any more additions are needed in the future, they should be sympathetic to the building's character and also provide documentation of the work.

The character defining features of this property make it stand out when compared to other properties. The exterior features are an icon of the battlefield landscape and a demonstration of changing domestic and agricultural needs over time. The two-story ell massing, pattern of fenestration, gable roofs, porches, chimneys, and homogenous horizontal wood siding should all be retained and preserved in any future rehabilitations. Interior historic fabric should also be

preserved and retained. The log walls of Phase One and Phase Two/Three should be retained, as should the frame walls of the Phase Three and Phase Four additions. The character defining features and historic fabric should be retained and preserved in any future construction to the property.

Before any rehabilitation work is considered, additional physical investigations will be required to assess the condition of the historic fabric, and detailed specifications for any interventions must be prepared. Further documentary research is also warranted to exhaust any possibilities for revealing information on the occupants of the Piper property. This information, along with the findings of this study, should be incorporated into a comprehensive historic structure report for the Piper House and associated landscape, following the guidance outlined in the National Park Service *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*.



**Figure 28:** West façade of the Piper House, c. 1900. *Antietam National Battlefield Archives*.

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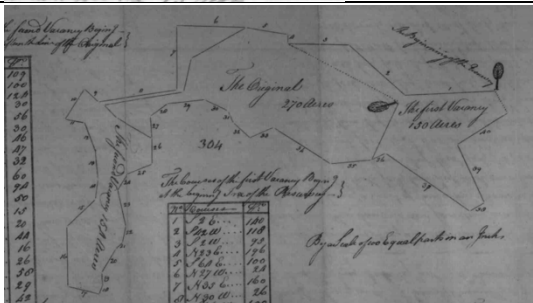
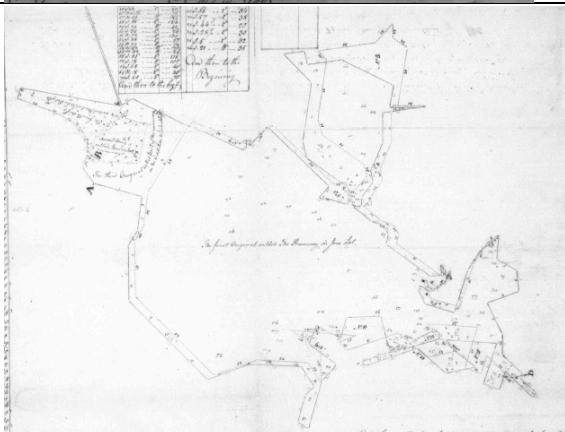
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## Appendix A: Patent Grid

Date of Survey	Patent Name	Patented To	Acres	Patent Number	Image	Comments
August 4, 1742	"Ellswicks Dwelling"	John Elswick	180	758, Prince George's County		Originally surveyed for and patented for Dr. George Stuart on October 24 <sup>th</sup> , 1739.
February 1, 1747	"Elswicks Dwelling"	Joseph Smith	270	759, Prince George's County		Smith added 100 acres of "Smith's Purchase"

May 1, 1747	"Smith's Purchase"	Joseph Smith	63	2017, Prince George's County		
July 15, 1756	"Resurvey on Elzwick's Dwelling"	Joseph Smith	574	3420, Frederick County		
February 15 <sup>th</sup> , 1791	"Mount Pleasant"	Joseph Chapline	2575	629, Washington County		Includes former parcels of patents, some of which include "The Resurvey on Joe's Lot," and "Addition to Piles Delight."

## Appendix B: Deed Grid

Date of Deed	Grantor	Grantee	Liber #	Folio #	Comments
June 25, 1964	Antietam-Sharpsburg Museum, Inc.	The United States of America	409	630	\$75,000; boundaries described by planted stones along Bloody Lane
March 1, 1960	Samuel Webster Piper and Susan Jane Piper, wife	Antietam-Sharpsburg Museum, Inc	356	391	
September 1958	Sadie Virginia Piper	S. Webster Piper			Sadie died intestate. S. Webster Piper paid inheritance tax and took possession of the property. <sup>114</sup>
1933	Elmer Ellsworth Piper	Sadie Virginia Piper			Will. <sup>115</sup>
January 2, 1913	Annie K. Hammond	Elmer E. Piper	140	350	Annie K and Elmer are both children of Samuel D. Piper. Samuel D. Piper, deceased, bequeathed his real estate to his wife for life. At her death, the land should go to Elmer E. Piper with the provision that Elmer pay Annie K. Hammond \$6,000. This last will and testament is in Will Book K, Folio 258. This deed acknowledges the payment and that Annie K. Hammond is “desirous of releasing said property.” She and her husband, S. J. Hammond convey the property. Includes all the land from the 1890 deed, except for the land conveyed in the 1895 deed. It was roughly 201 acres.

<sup>114</sup> Wilshim, *Historic Structures*, 132.

<sup>115</sup> Wilshim, *Historic Structures*, 132.

Date of Deed	Grantor	Grantee	Liber #	Folio #	Comments
1908	Samuel D. Piper	Elmer Ellsworth Piper			Will. <sup>116</sup>
March 7, 1890	Henry Piper	Samuel D. Piper	94	449	\$10,700. One part was part of a tract of land called “Mount Pleasant” and another is part of a tract of land called “Ellswicks Dwelling.” “Mount Pleasant” was conveyed by Jacob Miller to Henry Piper. “Ellwick’s Dwelling” was conveyed by Daniel Piper. The deed describes the tracts of land separately. Mount Pleasant is the southern piece of the property that borders Mountain View Cemetery and the Roulette Farm. Ellswicks Dwelling begins on the East side of a public road leading from the “Little Dunker Church” to Smoketown.
April 1, 1854	Daniel Piper Sr.	Henry Piper	IN 8	637	\$8,594.78. One parcel was part of a tract of land called “Mount Pleasant,” and the other was part of a tract of land called “Ellswicks Dwelling.” The former begins at the Hagerstown-Sharpsburg road, opposite of the west end of a post and board fence. This describes the south portion of the current tract. “The Resurvey on Ellswicks Dwelling” parcel contains 13 acres and is marked by stones.
August 29, 1845	Jacob Miller and Elizabeth Miller, wife	Daniel Piper	IN 1	778	\$55 per acre. One parcel was a part of a tract called “Mount Pleasant” and the other is called ‘Resurvey on Ellswicks Dwelling.’ The ‘Mount Pleasant’ tract contains 143 acres. The “Ellswicks Dwelling” parcel is 13 acres. This parcel was conveyed to Jacob Miler as a part of the resurvey on Ellswicks Dwelling by Daniel Miller, John Miller, David Miller, and others in a deed May 17, 1821.
May 17, 1821	Daniel Miller, John Miller, David Miller, Abraham	Jacob Miller	FF	437-439	\$76. Part of the resurvey of Ellswicks Dwelling and part of a tract of land called “Joes Lott.” Ellswicks Dwelling begins at a parcel called Andersons Delight and along a

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<sup>116</sup> Wilshim, *Historic Structures*, 132.

	Miller, Samuel O. Miller, Christian Hershey and Mary his wife, John Sutton and Elizabeth his wife, and Peter Miller, all heirs of John Miller, deceased				Deed from Joseph Smith to John Reynolds. Parts run along different heir's lands.
Note: John Miller purchased several land parcels for several years before his death. The Ellswicks Dwelling and Mount Pleasant parcels were either combined through John Miller's many parcels or by an owner before him. The time frame these were combined is after Chapline's patent of Mount Pleasant in 1791					

Land Deeds: Perimeters of Property					
Date of Deed	Grantor	Grantee	Liber #	Folio #	Comments
February 24, 1959	Samuel Webster Piper, Sr. and wife	Reuben U. Darby II and wife	344	626	\$4,000. Southern parcel of property along the Mountain View Cemetery line. Samuel inherited the property from his parents, Elmer E. Piper (Death Feb. 1933) and Sadie V. Piper (Death March 1, 1958). The property was conveyed to them by Annie Hammond dated January 3, 1913 in Liber 140, Folio 350. In December 1956, S. W. Piper had the land platted by J. Harold Seibert, County Surveyor.
November 29, 1951	Sadie Va. Piper, widow of Elmer E, Samuel Webster Piper, Sr., Operator, and Susan Jane (Tracy) Piper, wife	State Roads Commission, State of Maryland	266	667	\$1. Land conveyed for the purpose of widening the Hagerstown/Sharpsburg Pike

April 10, 1895	Samuel D. Piper and Mary Etta Piper, wife	The United States	103	603	The North margin of the Sharpsburg and Boonsboro Turnpike and a portion that borders the Roulette farm. One part was a part of a land tract called "Mount Pleasant."
April 1, 1882	Henry Piper and Elizabeth H. Piper (wife)	Samuel D. Piper	82	257	Part of this parcel was included in Daniel Piper's purchased parcel in 1854. Part of the parcel parallels with the property of Margaret Poffenberger.
January 28, 1864	Jacob Miller	Henry Piper	18	57	\$2,263.44. Part of a tract of land called "Mount Pleasant." Containing 25 acres, originally described in a deed from Joseph Chapline to Jacob Miller in 1820. This property borders the Sharpsburg-Hagerstown Turnpike and Henry Piper Land.
September 18, 1820	Joseph Chapline	Jacob Miller	EE	788-790	\$9,131.25. The boundary begins at the road from Sharpsburg to Hagerstown and runs along the north side of the Turnpike.



## Appendix C: Census Records

1850 Census													
Researcher:	Grace Davenport			Date:	26-Mar-20								
Misc.	Subdivision 2. Enumerated on September 16, 1850			State:	Maryland		County:	Washington		Township:	Sharpsburg		
Page	House #	Family #	Name of Person	Description			Occupation	Value of Real Estate Owned	Birthplace	Married within year	Attended School	Cannot read or write	Whether deaf and dumb, blind, insane, idiotic, pauper or convict
				Age	Sex	Color							
The Farmhouse													
60	846	871	Henry Piper	41	M		Farmer		Maryland				
			Elizabeth Piper	40	F				Maryland				
			Barbara Piper	20	F				Maryland				
			John Piper	16	M		Farmhand		Maryland		Y		
			Samuel Piper	14	M				Maryland		Y		
			Elizabeth Piper	10	F				Maryland		Y		
			Mary Piper	8	F				Maryland		Y		
			Susan Piper	5	F				Maryland				
The Main Street House in Sharpsburg													
52	744	769	Daniel Piper	70	M		Farmer	1,700	Maryland				
			Martha Piper	76	F				Maryland				

Please note: All census records were placed in a spreadsheet created by Gary Minder

## 1860 Census

Researcher:	Grace Davenport			Date:	26-Mar-20									
Enumeration Date:	September 6, 1860			State:	Maryland		County:	Washington			Township:	Sharpsburg		
Page	House #:	Family #:	Name of person	Description			Occupation	Value of Estate		Birthplace	Married within year	Attended School	Cannot read or write	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict
				Age	Sex	Color		Real Estate	Personal Estate					
248	1737	1860	Henry Piper	50	M		Farmer	10,620	700	Maryland				
			Elizabeth Piper	50	F					Maryland				
			Elizabeth Piper	19	F					Maryland				
			Mary Piper	17	F					Maryland				
			Susan Piper	14	F					Maryland		Y		
			John Jumper	16	M	B	Farm Hand			Maryland				

## 1870 Census

Researcher:	Grace Davenport			Date:	26-Mar-20																
E.D.:	August 3, 1870			State:	MD				County:	Washington			Township:			Sharpsburg					
Page	House #	Family #	Name of person	Description			Occupation	Value of Estate		Birthplace	Father of foreign birth	Mother of foreign birth	Born with year	Married within year	Attended school	Cannot read	Cannot write	Whether deaf and dumb, blind, insane, or idiotic	Male over 21	Denied vote	
				Age	Sex	Color		Value of Real Estate	Value of Personal Estate												
The Farmhouse																					
31	209	210	Piper, Samuel D.	31	M	W	Farmer		1,500	Maryland									Y		
			Piper, Mary E.	34	F	W	Keeping House			Maryland											
			Piper, Elmer E.	8	M	W	At Home			Maryland					Y						
			Piper, Annie Kate	6	F	W	At Home			Maryland											
			Piper, Rolla S.	2	M	W	At Home			Maryland											
			Piper, Willie D.	6 mo.	M	W	At Home			Maryland											
			Houser, Emma	28	F	W	Domestic Servant			Maryland											
			Hoffmaster, Warren	26	M	W	Farm Laborer			W. Virginia									Y		
			Summers, Jerry	22	M	B	Farm Laborer			Maryland						Y	Y		Y		
The Main Street House in Sharpsburg																					
20	159	163	Piper, Henry	61	M	W	Ret. Farmer	20,000	2,000	Maryland									Y		
			Piper, Elizabeth	60	F	W	Keeping House			Maryland											
			Showman, Elizabeth	30	F	W	At Home			Maryland											
			Showman, Rolla	7	M	W	At Home			Maryland											
			Summers, Emery	13	M	B	Domestic Servant			Maryland						Y	Y				
			Smith, Margaret	35	F	B	Domestic Servant			Maryland						Y	Y				

# 1880 Census

Researcher:	Grace Davenport										Date:	26-Mar-20																		
E. D.:	June 18 & 19, 1880					State:	Maryland					County:	Washington					Township:	Sharpsburg											
Page:	51, 6																													
Street	House #	Dwelling #	Family #	Name of person	Personal			Born within year	Relationship to Head	Civil condition			Married within year	Occupation		Health						Education			Birthplace					
					Color	Sex	Age			Single	Married	Widowed/Div		Profession or trade	Months unemployed	Sickness	Blind	Dead or Dumb	Idiotic	Insane	Crippled	Attended school	Cannot read	Cannot write	Person	Father	Mother			
Main Street		The Farmhouse																										Maryland	MD	MD
	396	435		Piper, Samuel D.	W	M	43				Y			Farmer	Y													Maryland	MD	MD
				Piper, Mary E.	W	F	45		Wife		Y			Keeping House														Maryland	MD	MD
				Piper, Elmer E.	W	M	18		Son	Y				Farm Laborer	Y													Maryland	MD	MD
				Piper, Annie K.	W	F	15		Daughter	Y				At home							Y							Maryland	MD	MD
				Piper, Ralleigh S.	W	M	13		Son	Y				At home							Y							Maryland	MD	MD
				Piper, Wilie O.	W	M	11		Son	Y				At home							Y							Maryland	MD	MD
		The Main Street House in Sharpsburg																												
	48	53		Piper, Henry	W	M	70				Y			Retired Farmer														Maryland	MD	MD
				Piper, Elizabeth	W	F	70		Wife		Y			Keeping House														Maryland	MD	MD

# 1910 United States Federal Census

State: Maryland  
County: Washington  
City, Township: Sharpsburg

Enumeration | District: 122  
Sheet Number: 3A  
Enumeration | Date: April 18, 1910

Address				Name	Relation	Personal Description							Nativity			Citizensh	Occupation						Education			Ownership of home	
Street, avenue, road etc.	House number or farm	Dwelling number	Number of family in order of visitation	The name of every person whose place of abode on the first day of April, 1910 was with this family.	Relationship of this person to the head of the family	Sex	Race	Age	Whether single, married, widowed or divorced	Number of years of present marriage	Mother of how many children	Number of children living	Place of birth of this person	Place of birth of the father	Place of birth of the mother	Whether able to speak English, or language spoken	Trade or profession, or particular kind of work	General nature of industry, business or establishment	Whether an employer, employee or working on own account	Whether out of work on April 15, 1910	Number of weeks out of work during 1909	Whether able to read	Whether able to write	Attended school any time since Sept. 1, 1909	Owned or rented	Number of farm schedule	
		28 32		Reel, Thomas A	Head	M	W	65	W				MD	MD	MD	Yes	Farmer	General Farm	EM			Yes	Yes		R	18	
				Reel, Thomas B	Son	M	W	36	S				MD	MD	MD	Yes	Laborer	Farm	W	No	0	Yes	Yes				
				Reel, Harry A	Son	M	W	34	S				MD	MD	MD	Yes	Laborer	Farm	W	No	0	Yes	Yes				
				Reel, Frederick A	Son	M	W	29	S				MD	MD	MD	Yes	Laborer	Farm	W	No	0	Yes	Yes				
				Reel, Annie H	Daughter	F	W	25	S				MD	MD	MD	Yes	None					Yes	Yes				
				Reel, Mary D	Daughter	F	W	25	S				MD	MD	MD	Yes	None					Yes	Yes				
				Reel, John L	Son	M	W	21	S				MD	MD	MD	Yes	Laborer	Farm	W	No	0	Yes	Yes				
				Reel, Howell C	Son	M	W	20	S				MD	MD	MD	Yes	Laborer	Farm	W	No	0	Yes	Yes	No			
				Reel, Gay C	Daughter	F	W	18	S				MD	MD	MD	Yes	None					Yes	Yes	No			
				Reel, Van S	Son	M	W	10	S				MD	MD	MD	Yes	None					Yes	Yes	Yes			
				Reel, Richard A	Son	M	W	10	S				MD	MD	MD	Yes	None					Yes	Yes	Yes			

The Reel family rented the Piper Farm.

# 1920 United States Federal Census

State: Maryland  
County: Washington  
City, Township: Sharpsburg

Enumeration District: 146  
Sheet Number: 11:00 AM  
Enumeration Date: January 10 & 12, 1920

Address			Name	Relation	Tenure		Personal			Education			Nativity and Mother Tongue				Occupation			
House number or farm	Dwelling number	Number of family, in order of visitation	The name of every person whose place of abode on the first day of January, 1920 was with this family.	Relationship of this person to the head of the family	Home owned or rented	Owned free or mortgaged	Sex	Color or Race	Age at last birthday	Single, married, widowed or divorced	Attended school anytime since Sept. 1, 1919	Able to read	Able to write	Person	Father	Mother	Able to Speak English	Trade, profession or particular kind of work done	Industry, business or establishment of work done	Employer, salary or wage worker, or working on own account
														Place of birth	Place of birth	Mother-tongue				
FM	226	243	Reel, Thomas B	Head	R		M	W	46	S		Yes	Yes	MD	MD	MD	Yes	Farmer	Home Farm	EM
			Reel, Fred A	Brother			M	W	39	S		Yes	Yes	MD	MD	MD	Yes	Laborer	Farm	W
			Reel, Daisy M	Sister			F	W	35	S		Yes	Yes	MD	MD	MD	Yes	None		
			Reel, Helen A	Sister			F	W	35	S		Yes	Yes	MD	MD	MD	Yes	None		
			Reel, Charles I	Brother			M	W	33	S		Yes	Yes	MD	MD	MD	Yes	Laborer	Shoe Factory	W
			Reel, Lester J	Brother			M	W	31	S		Yes	Yes	MD	MD	MD	Yes	Laborer	Farm	W
			Reel, Gay C	Sister			F	W	27	S		Yes	Yes	MD	MD	MD	Yes	None		
			Reel, Sheridan B	Brother			M	W	20	S	No	Yes	Yes	MD	MD	MD	Yes	Laborer	Farm	W
			Reel, Richard A	Brother			M	W	20	S	No	Yes	Yes	MD	MD	MD	Yes	Laborer	Farm	W

The Reel family rented the Piper Farm.

# 1930 United States Federal Census

State: Maryland  
County: Washington  
City, Township: Sharpsburg

Enumeration Dis 22 - 2  
Sheet Number: 19B  
Enumeration Date: 23-Apr-30

Place of Abode				Name	Relation	Home Data			Personal Description				Education	Place of Birth			Citizenship	Occupation and Industry			Employment: whether actually at work	Years (of US			
Street, avenue, road etc.	House Number	Number of dwelling, house in order of visitation	Number of family in order of visitation	Name of each person whose place of abode on April 1930 was in this family	Relation of this person to the head of the family	Home owned or rented	Radio Set	Does this family live on a farm?	Sex	Color or race	Age at last birthday	Marital condition	Age at 1st marriage	Attended school or college since Sept. 1, 1929	Whether able to read and write	Person	Father	Mother	Whether able to speak English?	Occupation		Industry	Class of worker	Yes or No	What war or expedition
Hagerstown Pike	169	170		Reel, Thomas B	Head	R	R	Yes	M	W	56	S		No	Yes	MD	MD	MD	Yes	Farmer	General Farming	E	Yes	No	
				Reel, Daisy M	Sister			X	F	W	46	S		No	Yes	MD	MD	MD	Yes	None					
				Reel, Fred A	Brother			X	M	W	49	S		No	Yes	MD	MD	MD	Yes	Laborer	Farm	W	Yes	No	
				Reel, Lester J	Brother			X	M	W	41	S		No	Yes	MD	MD	MD	Yes	Laborer	Farm	W	Yes	No	
				Reel, Sherndan V	Brother			X	M	W	31	S		No	Yes	MD	MD	MD	Yes	Laborer	Farm	W	Yes	No	
				Reel, Richard A	Brother			X	M	W	31	S		No	Yes	MD	MD	MD	Yes	Laborer	Farm	W	Yes	No	
				Reel, Gay C	Sister			X	F	W	38	S		No	Yes	MD	MD	MD	Yes	None					
				Cost, Helen A	Sister			X	F	W	46	M	40	No	Yes	MD	MD	MD	Yes	None					

The Reel family rented the Piper Farm

## Appendix D: Slave Schedules

### **1850 Piper Slave Schedule**

PAGE 7 of Filmstrip

Name of Slave Owner	Number of Slaves	Age	Sex	Color
Henry Piper	1	24	F	B
	1	6	F	B
	1	3	F	B
	1	6/12	M	B

PAGE 6 of Filmstrip

Name of Slave Owner	Number of Slaves	Age	Sex	Color
Daniel Piper	1	45	F	B
	1	20	M	B
	1	17	M	B
	1	16	M	B
	1	14	M	B

### **1860 Henry Piper Slave Schedule**

PAGE 13 (Probably Main Street House)

Name of Slave Owner	Number of Slaves	Age	Sex	Color
Henry Piper	1	9	M	B

PAGE 14 (Probably Farm)

Name of Slave Owner	Number of Slaves	Age	Sex	Color
Henry Piper	1	33	F	B
	1	15	F	B
	1	13	M	B
	1	7	M	B
	1	11	M	B
	1	4	F	B



## Appendix E: Room Inventory

001

The cellar of the Piper House is constructed of both bedrock to the east and rough coursed field stone to the west. The cellar is accessed from the south, but traces of a former entrance can be found in the northwest corner. Though heavily covered by modern insulation, original log joists as well as floorboards are visible. From the former cellar entrance, there is a crawl space below Room 103. From here, you can see Room 103's west wall bottom log and original floor joists.

101

Room 101 was the "Parlor" of the original hall and parlor plan. The ceiling is probably modern material, and the floor is carpeted. The room contains a chair rail and baseboard. The room is entered from the north through Room 102. The south wall is deflecting inwards. There is a window on the west wall. Originally, there was a window on the east wall, but that was converted into a door to accommodate the 1985 bathroom addition.

102

Room 102 was the "Hall" of the original hall and parlor plan. The ceiling is probably modern material, and the floor is carpeted. The room contains the same chair rail and baseboard as Room 101. The room is entered from the west façade via an exterior porch. This western wall's entry door contains a 4 paned transom. Beginning in the southwest corner and running along the south wall is an enclosed stair with hand planed and beaded panels. The stair is accessed through a board and batten door. Two steps protrude into the room. Beneath the staircase is a closet. Along the southern portion of the interior of the closet, the plaster is very rough. This is a patch job performed in the 1984-1985 renovations from deteriorated plaster. On the eastern side of the south wall is a door that connects with Room 101. On the east wall, there are two 2/2 sash windows the south side is heavily sloped upwards. The chair rail along this wall is not continuous – there are breaks in it on either side of both windows. The north wall contains a door that enters into Room 103.

103

Room 103 can be entered both from Room 102 on the south, the exterior porch to the west, and Room 104 on the east. This is a later addition and therefore has different finishes than both Rooms 101 and 102. There is a molded baseboard and no chair rail. There are two windows on the west wall and on the north wall. There is a protrusion in the room where a chimney flue is enclosed by plaster. The floor is carpeted and the walls are wallpapered.

104

Room 104 was most recently a kitchen. There is still an oven and sink along the south wall. There are three doorways: one on the north to the smokehouse and parking pad, one on the south to a back porch, and one to the west to Room 103. The walls have a chair rail with paneling below and are finished with quarter round at the

floor. The floorboards are narrow and run north to south. There is a protrusion on the east wall where a chimney flue is enclosed in plaster. The door and window trim is the same as it was from the Phase Four addition.

105

Room 105 is a bathroom addition that was installed in 1985. On the east wall, it enters into Room 101. On the north wall, it enters onto a back patio.

201

Room 201 has the same layout as Room 101. The room has the same chair rail and baseboard as Room 101 and 102. The floor is carpeted, and wall papered below the chair rail. There is a window on the west wall. There was a window that mirrored it on the east wall, but that has been converted into a doorway for a 1980s bathroom. The south wall has many hair line cracks in the plaster running from the bottom left to the top right of the wall.

202

Room 202 has the same layout as Room 102. It is accessible from the staircase in room 102. There is a paneled partition to separate this from the rest of the room. On the west of the partition is an entrance to the attic. One step protrudes into the room. The stair to the attic is accessed through a board and batten door. On the east side of the south wall is a doorway into Room 201. On the east wall, there is one window. On the west wall, there is a window that mirrors the one on the east wall. On the north wall, there is a doorway into Room 203. The room has the same chair rail and baseboard as Rooms 101, 102, and 201.

203

Room 203 has the same layout as Room 103 below, save for the western door. The room's baseboard is similar to that of Rooms 101, 102, 201, and 202, but it has been replaced. In 1983, it was the same baseboard as what is currently in Room 103. The window trim is the same as Room 103. In the southeast corner there is a hallway leading toward a bathroom (Room 204) and an entrance hallway (Room 205).

204

Room 204 is a bathroom that was installed in 1985. It is entered from 203 in its southwest corner.

205

Room 205 is an entrance hall that leads to Room 203 on the west, Room 206 on the east, and a second story porch, Room 209, to the south. There is also a closet accessible from this space that contains a hot water heater.

206

Room 206 is a bedroom that is entered from the west via Room 205. The room was built in 1983. The baseboard is similar to that in Room 103, but not the

same. The door and window trim is similar to the trim in Room 104. On the north end of the west wall, there is a bathroom, Room 207.

207

Room 207 is a bathroom that was installed in 1985. It is entered from 206 on its eastern wall.

208

Room 208 is a bathroom addition that was installed in 1985. On the east wall, it enters into Room 201. On the north wall, it enters onto a back second story porch, Room 209. Its layout mirrors Room 105 directly below it.

209

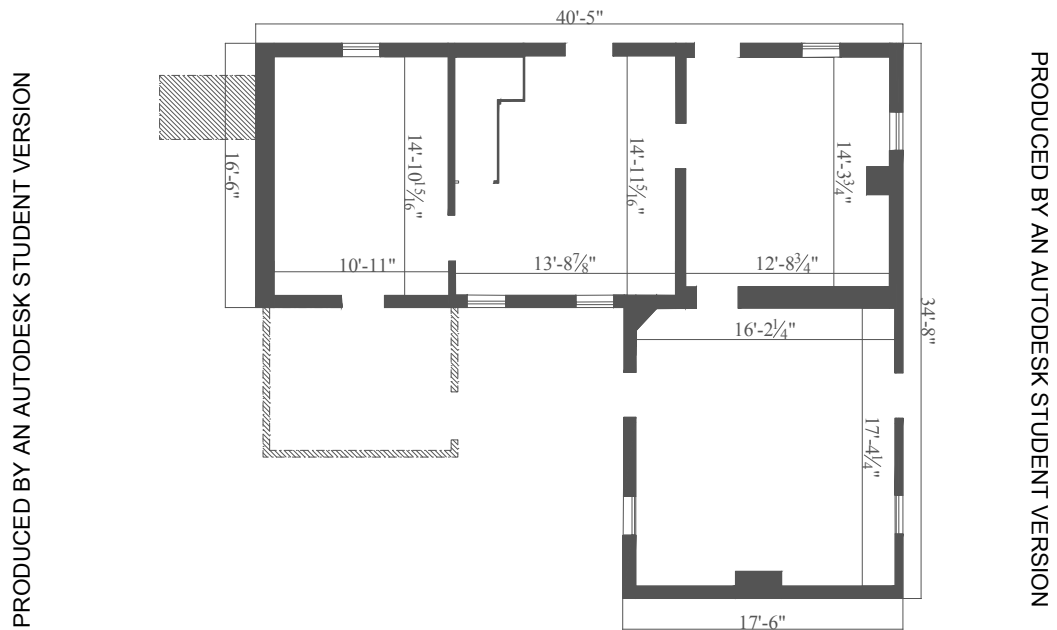
Room 209 is a second story back porch on the east elevation. It is accessed from an exterior staircase that runs from the east. To the north, there is a door that leads to Room 205, the entrance hallway. To the south, there is a door that leads to Room 208, the 1985 bathroom addition. It encloses the east window of Room 202.

Room 301

Room 301 is the attic. It runs in the ell shape that dates to the Phase Four addition. In the Phase One portion, the floorboards are tongue and groove and fastened to the joists with visible nail heads. The rafters are hewn and some have a waney edge. There is an original chimney stack on the north gable end that biases east of center. On the south gable end, there is a window in the center. The Phase Three attic is to the north of Phase One. The floorboards are roughly 3" wide and are tongue and groove with no nails visible. The rafters are circular sawn and butted together at the ridgeline. East of the center cinderblock chimney flue is a window. The Phase Four attic space is to the east of the Phase Three attic. The floorboards are narrow and tongue and groove with no nails visible. The rafters are circular sawn and butted together at the ridgeline. North of the center cinderblock chimney flue is a window. There are two cinderblock chimney stacks in the Phase Three and Phase Four attics. In Phase Three, it is centered on the north gable end. In Phase Four, it is centered on the east gable end. They were likely installed in the 1980s as replacements due to water damage.

## Appendix F: Measured Drawings

PRODUCED BY AN AUTODESK STUDENT VERSION

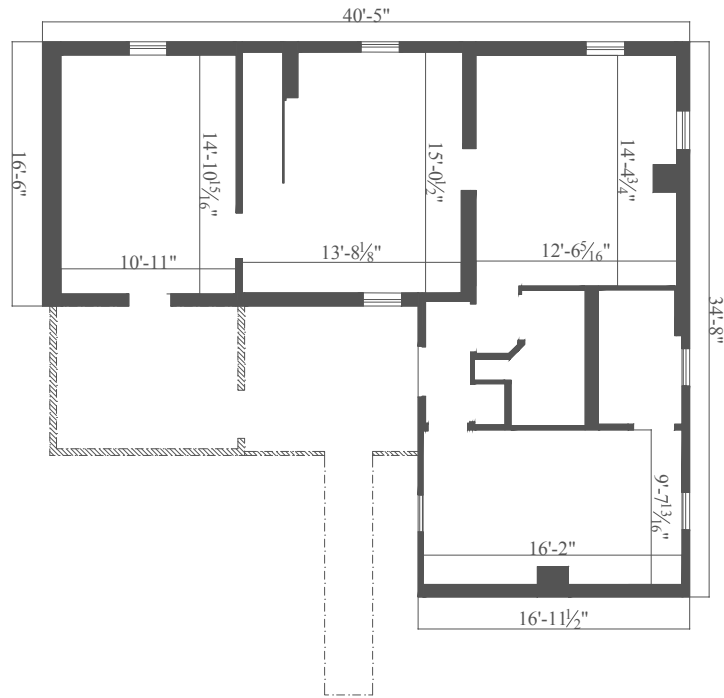


PRODUCED BY AN AUTODESK STUDENT VERSION

Phase Five, First Floor Measured Drawing.

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



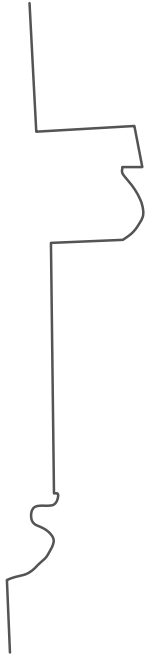
PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

Phase Five, Second Floor Measured Drawing.

## Appendix G: Trim Profiles

### PHASE ONE Chair Rail



Chair Rail is in:

- Room 101
- Room 102
- Room 201
- Room 202



**PHASE ONE**  
**Baseboard**

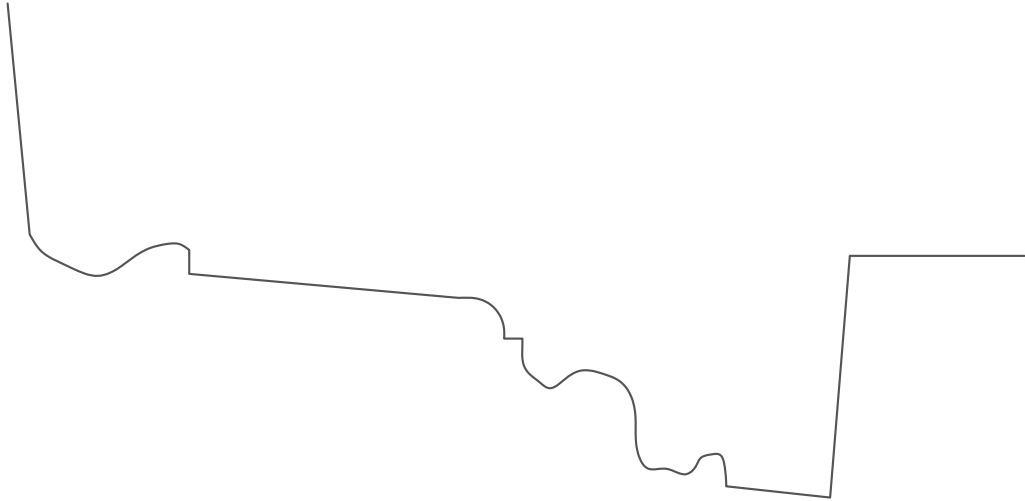


Baseboard is in:

- Room 101
- Room 102
- Room 201
- Room 202
- Both Stairways
- Some baseboards have been replaced with in kind material. The replacement material has a flatter top.



**PHASE ONE**  
**Window and Door Trim**



**Window Trim:**

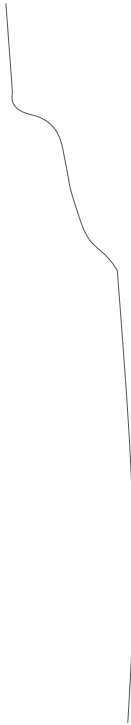
- Room 101
- Room 102
- Room 201
- Room 202

**Door Trim:**

- Phase One front door
- Room 102 closet
- Door between Room 101 and Room 102
- Door between Room 201 and Room 202



**PHASE THREE**  
**Baseboard**

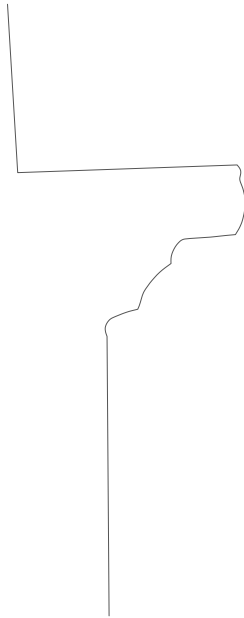


Baseboard is in:

- Room 103



**PHASE FOUR**  
**Chair Rail**



Chair Rail is in:

- Room 104



## Appendix H: Rafter Schedule

Rafter Lengths, measured from the shingle nailers to the false plate

PHASE ONE		
West Side, North to South	East Side, North to South	Notes
10' 7"	10' 7"	Scribe #VIII
10' 6-1/2"	10' 4-7/8"	Scribe #VIII
10' 6-3/4"	10' 5-3/8"	Scribe #VI
10' 8-1/8"	10' 7-5/8"	Scribe #VII; Smoke detector
10' 7-1/2"	10' 7-3/4"	Scribe #III; Lightbulb
10' 7-1/2"	10' 6-7/8"	Scribe #V
10' 7-5/8"	10' 7-1/8"	Scribe #II
10' 6-7/8"	10' 6-1/2"	Scribe #III
10' 7-1/8"	10' 7-3/8"	Scribe #I
PHASE THREE		
West Side, North to South	East Side, North to South	Notes
8' 10"	8' 9-1/4"	Center Chimney
9' 11-1/2"	9' 9-1/2"	West rafter is two three quarter length lumbers fastened together
9' 10-5/8"	9' 10-3/4"	
9' 9-1/2"	9-3/8"	West rafter is two three quarter length lumbers fastened together; Lightbulb; East side cut to allow access into Phase Four attic
9' 11-1/8"	10' 3/8"	
PHASE FOUR		
North Side, West to East	South Side, West to East	Notes
1' 6"	1' 9-1/8"	Built on Phase Three Roof
3' 11-1/2"	4' 5-1/2"	Built on Phase Three Roof
6' 11-7/8"	6' 11"	Built on Phase Three Roof
9' 4"	9' 7-7/8"	Built on Phase Three Roof
10' 6-1/8"	10' 7"	
10' 6-3/4"	10' 7-1/4"	
10' 7-1/8"	10' 6-7/8"	Lightbulb
10' 7-1/2"	10' 7-3/8"	
10' 6-3/8"	10' 6-7/8"	
10' 6-1/4"	10' 6-3/8"	
10' 6-3/4"	10' 6-5/8"	
10' 5-1/2"	10' 7-5/8"	
9' 10-1/8"	9' 11"	Center Chimney

## Appendix I: Orthographic Photographs

Orthographic photographs of assembled 3D scans of the Piper House interior.



Phase One north end wall interior.



Phase One and Phase Three east wall interior. Phase Three is on the left, Phase One is on the right.



Phase One south end wall interior.



Phase One and Phase Three west wall interior. Phase One is on the left, Phase Three is on the right.

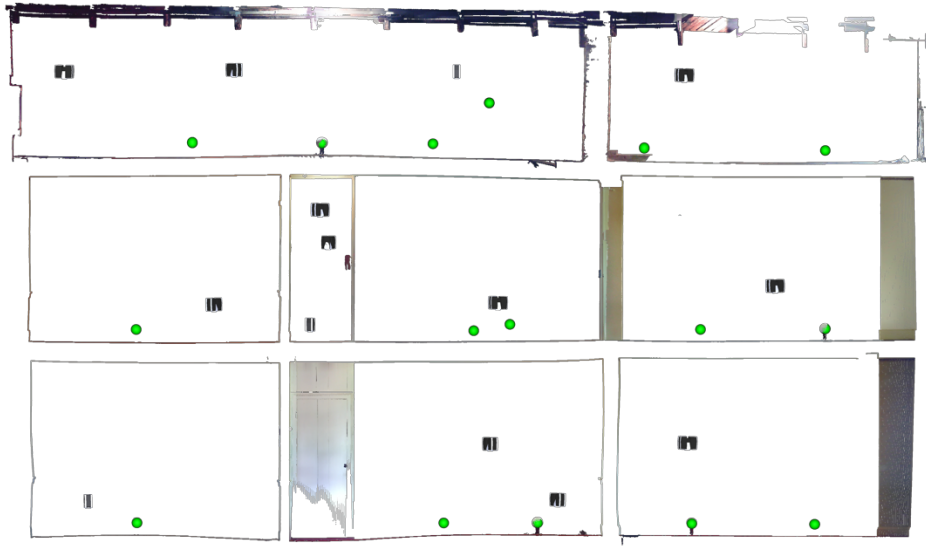


Phase One cross section – north side of frame partition wall and stair.

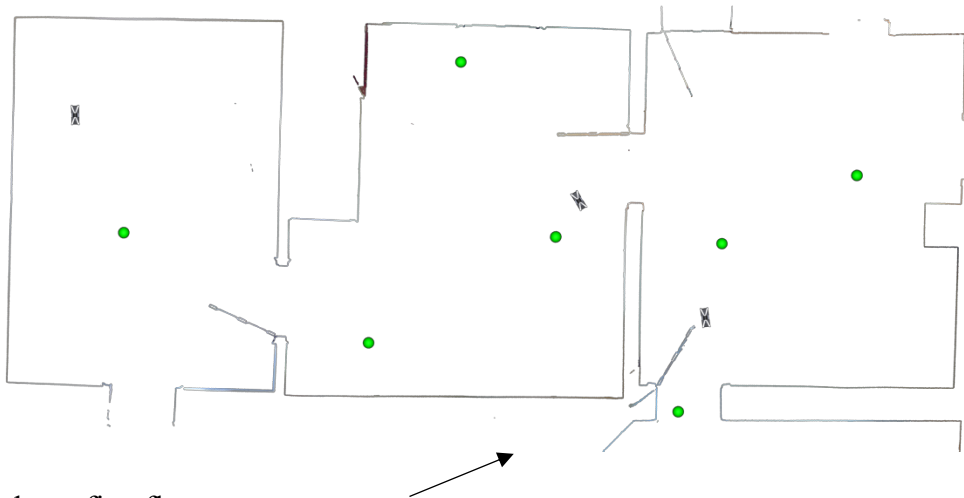




Phase One cross section – showing the beaded board stair partition as it is inserted between the two floors.

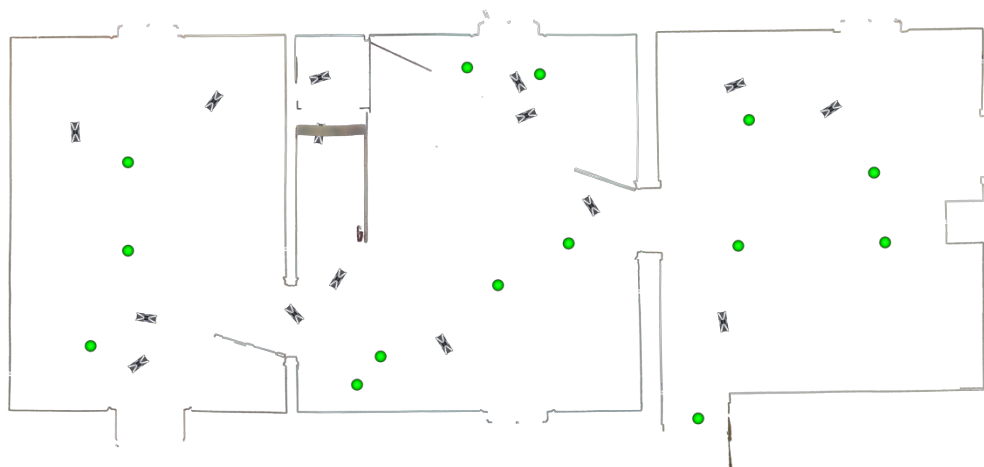


Phase One and Phase Three cross section on a north- south axis in the center of the building. Phase One is on the left and Phase Three is on the right.

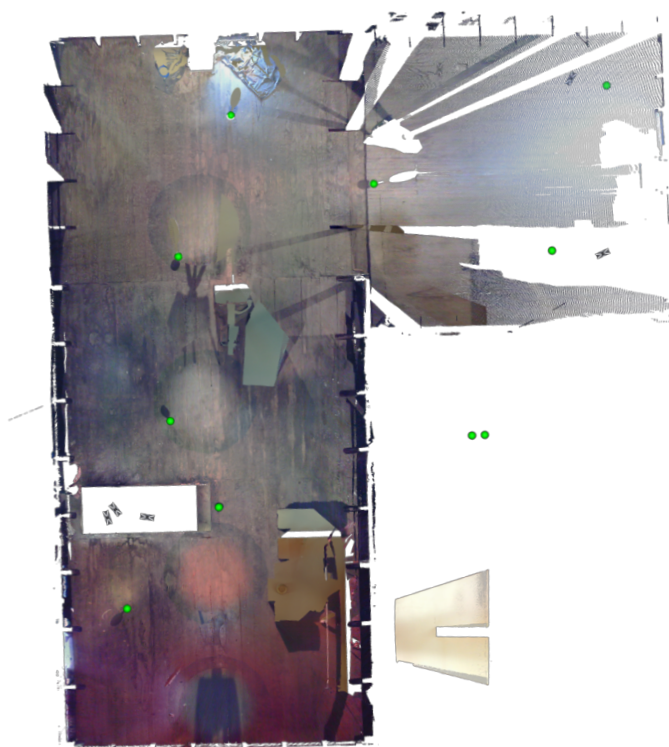


Floorplan – first floor.  
Moving left to right, the rooms are: Room 101, Room 102, Room 103.

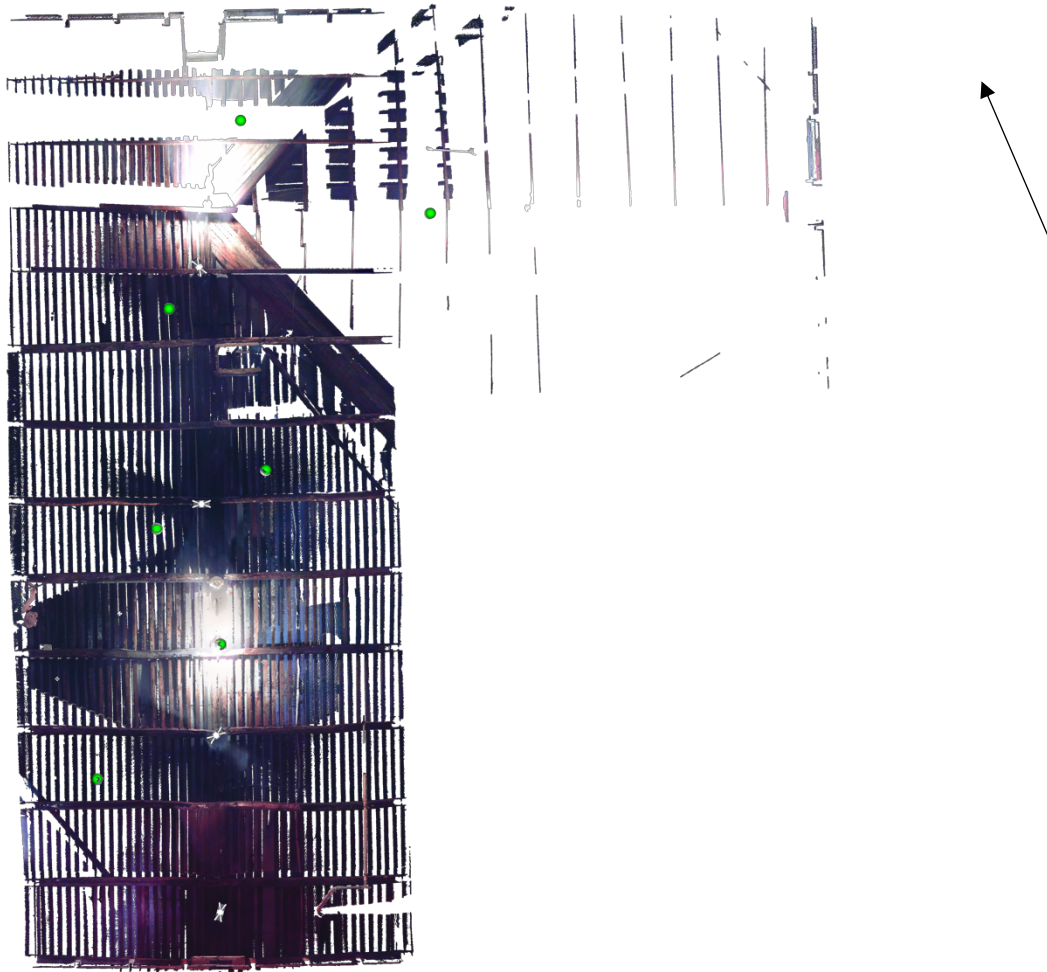




Floorplan – second floor.  
Moving left to right, the rooms are: Room 201, Room 202, Room 203.



Floorplan – attic. Phase One is the bottom left, Phase Three is on the top left, and Phase Four is on the top right.



Attic framing view from below. Phase One is the bottom left, Phase Three is on the top left, and Phase Four is on the top right.