

Maryland Historical Trust  
State Historic Sites Inventory Form  
Maryland Inventory of Historic Properties

Survey No. WA-I-844

Magi No.

DOE \_\_\_yes \_\_\_no

**1. Name**

Historic Name 13052 Clopper Road

Common Name and Building Number

**2. Location**

Street and Number 13052 Clopper Road

City, Town Vicinity of Leitersburg

Congressional District sixth

State MD

County Washington

**3. Classification**

Category	Ownership	Status	Present use	
<input type="checkbox"/> District	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Building(s) <input checked="" type="checkbox"/> Private		<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Work in Progress	<input type="checkbox"/> Educational	<input checked="" type="checkbox"/> Private Residence
<input checked="" type="checkbox"/> Site	Public Acquisition	Accessible	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> Object	<input type="checkbox"/> In Process	<input type="checkbox"/> Yes: Restricted	<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Being Considered	<input type="checkbox"/> Yes: Unrestricted	<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
	<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Military	<input type="checkbox"/> Other: Housing

**4. Owner of Property (all owners)**

Name Mrs. Winifred Baldoff

Street & Number 13052 Clopper Road

Telephone No. (301) 739-8248

City, Town Hagerstown

State and Zip Code MD 21742

**5. Location of Legal Description**

Courthouse, Registry of Deeds, etc. Washington County Courthouse

Liber# 462 Folio# 585

Street & Number 95 West Washington Street

City, Town Hagerstown

State and Zip Code MD 21741

**6. Representation in Existing Historic Survey**

\_\_\_Yes  No

Title

Date

Federal \_\_\_ State \_\_\_ County \_\_\_ Local \_\_\_

Depository for Survey Records

City, Town

State and Zip Code

## 7. Description

Survey No. WA-1-844

### Condition

<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site	Date of Move _____
<input type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved	
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed			

CONTRIBUTING RESOURCE COUNT: 0

### Description Summary

The farm at 13052 Clopper Road is located approximately four miles northeast of Hagerstown, Maryland, and about two miles southwest of Leitersburg. This rural property, which consists of about 50 acres, contains a nineteenth-century farmhouse, a smaller twentieth-century frame house, a barn and springhouse of undetermined age, a truss bridge built in 1956, and a shed built c. 1980. The original section of the farmhouse, which incorporates a log house, was significantly altered in the course of at least two major building phases and numerous interior modifications. Several outbuildings known to have existed in the early twentieth century are no longer present. The various architectural resources are loosely grouped in a hilly, cleared section of the property ringed by current and former fields, the curves of Antietam Creek, and forested land.

The land that now constitutes 13052 Clopper Road was part of two nineteenth-century farms. Twenty-six acres, including the area where the houses and barn are located, comprised a farm owned by members of the Clopper family from 1830 until 1916. The rest of the land was part of a much larger farm owned by the Miller family from 1797 until 1865, and by the Hartle family from 1865 until 1916. The two parcels were separately owned until they were united in a 1948 sale.

### Exterior Description of the Farmhouse

The farmhouse at 13052 Clopper Road was built in at least three major phases. The main house block, the oldest visible portion of the house, said by a local historian to have been built between 1830 and 1863 when John Clopper owned the property,<sup>1</sup> is a two-story, two-bay building with clapboard siding and a side-gabled standing-seam metal roof. This portion of the house incorporates a log building of undetermined age,<sup>2</sup> which may have been built as one story originally and then expanded to two stories, but no visible physical evidence indicates a clear evolution of the building. The clapboards on the west elevation of the main house block are of uneven widths, visually establishing its early character. An addition to north side of the house, about half the width of the original building, echoes the original building in materials and shape, but has a slightly lower roof line. A brick chimney, rebuilt in the last 30 years, is located at the ridge line where the original building abuts the addition. The third section of the house is the porch, which extends along the east facade of the original house and overlaps the addition by several feet. The sequence of the construction of the addition and the porch is not clear. Mrs. Winifred Baldoff, who has lived in the house since 1967, believes the addition is older than the porch, which she thinks the people who owned the house before her either added or expanded. She did not, however, know of any evidence that this was definitely the case.<sup>3</sup> (See Continuation Sheets.)

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<sup>1</sup> Herbert C. Bell, *History of Leitersburg District, Washington County, MD* (Leitersburg, MD: Published by the Author, 1898). 3rd Edition, 1985, p.283.

<sup>2</sup> Telephone interview with Mrs. Winifred Baldoff conducted by Katie Comeau, Robinson & Associates, May 25, 1999. Mrs. Baldoff said that when she and her husband removed the clapboards from the east elevation in the process of altering the porch, they saw the original log structure. The log building may have been built earlier than 1830, but, as log construction was prevalent in Washington County throughout the 18th and 19th centuries and the log portion of the house is now concealed, it is not possible to assign a firm date without further physical investigation.

<sup>3</sup> Telephone interview with Mrs. Winifred Baldoff conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

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Continuation Sheet

*East Facade*

All three sections of the building are visible on the main (east) facade. However, the original prominence of the main house block and entrance is substantially altered by the projecting three-quarter facade porch addition, which is now enclosed and holds the primary (side) entrance to the house. The porch, clad in aluminum siding, extends across the entire front of the original building and partially obscures the addition as well. Originally open, the porch is now fully enclosed by the siding and by eight-over-eight double-hung windows, six of which are on the east facade. The porch has a shallow, hipped, standing-seam metal roof and no entrance on this facade. The vent of a built-in air-conditioning unit is visible near the eave. With the exception of low stone piers at the corners of the porch, the foundations are not visible along this facade, as the siding extends to the ground. Above the porch, two symmetrically placed windows of the original building are visible; these are six-over-six, double-hung sashes and have shutters. The addition, partially obscured on the first story by the porch, features a tripartite picture window on the first story and two six-over-six, double-hung replacement windows with shutters, placed more closely together than those of the original house, on the second story. Both the original building and the addition have standing-seam metal roofs with decorative snow guards at each seam; these take the shape of stylized trees on the original house and eagles on the addition.

*North Facade*

One entrance to the house is on the north side of the porch, and is accessed from a stoop with two steps and a simple balustrade. To the left (east) of the door is an eight-over-eight double-hung porch window. The north facade of the addition projects several feet north of the porch entrance, and is characterized by a variety of window openings. On the first story are three asymmetrically arranged openings; from left (east) to right these are a pair of six-over-six sash windows, a six-over-six sash window that is wider and shorter than either of the paired windows, and a single six-over-six sash window. The single window on the second story is an eight-over-eight sash window similar to those on the porch; this window, which is larger than the others on the main house block or the addition, was added by the Baldoffs, probably in the late 1960s, when they discovered that their furniture did not fit up the house's narrow staircase.<sup>7</sup> A small four-paned window near the peak of the gable lights the attic. The foundation of the porch is not visible, but a portion of the foundation of the addition can be seen near the northeast corner. Right at the corner, a section of the foundation is constructed of concrete block; just to the right (west) of this, the foundation is made of fieldstone.

*West Facade*

The main house block and addition are clearly visible on the west facade, and a small shed-roof porch extends from the addition. The porch is supported by two plain, square posts, and a second entrance is

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<sup>7</sup> Telephone interview with Mrs. Winifred Baldoff conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

located under it. Part of the porch has been filled in by an expansion of the kitchen and bathroom, leaving a shallow open area shaded by the roof. The porch, which is several feet wider than the addition, extends several feet south of the intersection of the original house and the addition, obscuring a portion of the original building. To the north (left) of the back door is a bay window, and to the right is a small bathroom window. There are two six-over-six sash windows on the first story of the main house block, and two on the second story. The addition has one similar window on the second story. The variation in the size of the clapboards on the original building is easily visible on this facade, as is the original fieldstone foundation.

### *South Facade*

The south facade of the main house block is quite regular, and projects a few inches from the south facade of the porch. Portions of the fieldstone foundation of the original house are visible near the corners of the building. Near the southwest corner of the building is a pair of outward-swinging cellar doors set on a shallow angle low to the ground. To the east (right) of the cellar doors is a small, low shed-roofed projection with no openings. Two six-over-six windows are symmetrically placed on the first floor, and two directly above them on the second floor. These windows do not have shutters. A four-paned window is located near the peak of the gable. The south facade of the porch features an off-center pair of eight-over-eight sash windows.

### Interior Description

Little early or original material remains on the interior of the building. The first floor consists of three rooms, each relating to a different phase of construction: the living room (the original building), the kitchen (the addition), and the sun room (the porch, now enclosed). The large, rectangular living room comprises the entire first story of the original house. A doorway on the east wall, probably the original location of the front door, leads to the porch, and a doorway on the north wall leads to the kitchen. The living room features early or original pine flooring, laid in wide, irregular strips, and a steep, narrow quarter-flight stair in the northeast corner that may be original to the building. In addition to four exterior windows, two along the south wall and two along the west, a former exterior window now opens onto the porch. No early or original trim, finishes, or moldings are present. Marks in the floorboards indicate that the room was at one time divided into two or more rooms. A stone fireplace along the north wall does not appear to be original. Mrs. Baldoff believes that the low acoustical tile ceiling, and a steel beam covered in tile that bisects it, were installed by the Kauffmans, who owned the property from 1947 to 1967.<sup>8</sup>

The addition consists of a kitchen and eating area, separated by a kitchen counter. The west wall contains a door to the exterior and a bay window. Three windows along the north wall, a picture window on the east wall, and doorways to the living room and porch provide the other openings. The kitchen, like the living room, has a low acoustical tile ceiling and no early decorative features or visible evidence of alterations. The southwest corner of the addition, abutting the original building, contains a bathroom.

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<sup>8</sup> Interview with Mrs. Winifred Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999.

To the east of the original building is the porch, now enclosed. It has windows in the east and south walls and a window and exterior door on the north. Interior doors on the west wall lead to the kitchen and living room. A long, narrow room, the porch has a wood floor similar to, although more recent than, the wood floor of the living room. Mrs. Baldoff said she and her husband enclosed the porch, which was previously open, about fifteen years ago. At that time, they did not change the exterior dimensions of the porch, but dropped the floor by about six inches to create the effect of a higher ceiling. She said she believes the open porch may have been added by the previous residents, although she said a smaller porch may have been in place before that time.<sup>9</sup>

The second-floor plan is more complex. The northeast corner of the original portion of the house consists of a hallway, which contains stairs to the first story and attic. Two small bedrooms, with doors opening onto the hall, occupy the south end of the second floor, and a closet lines the west wall. From the hall of the original house, there is a single step down into the addition, which contains a bathroom to the east, a bedroom along the entire north side of the building, and a small room or closet to the west.

The second floor retains several early or original architectural features. The pine flooring in the original portion of the building matches that of the living room, and is in better condition than the first-floor floorboards. Many or all of the second-floor windows in the original section are very early, possibly original, as can be seen in the unevenness of the glass. Mrs. Baldoff said, however, that she and her husband replaced the second-floor windows in the addition section, so these windows were installed sometime after 1967.<sup>10</sup> The doors in the original portion of the building may be early or original. They are simply constructed of vertical boards, and have early or original hardware. The doors of the addition are not as old as those of the original house, but are similar in style. A variety of types of trim are present, including a very flat, unornamented surround on the hall closet door, and slightly more decorative surrounds on the bedroom doorways. The bathroom fixtures date to the mid-twentieth century.

The basement is fully excavated only beneath the original portion of the building. A small, narrow crawl space was excavated to the north, beneath the addition. The basement under the original building is unfinished and has a dirt floor. The foundations are visible in this section of the basement, and are partially whitewashed. The joists that support the floor of the original building are exposed, and consist of logs that were left in the round on their lower sides, at least one with its bark intact.

#### Description of Outbuildings

In a 1916 description of the Clopper property, the following outbuildings were included: a "good barn, wagon shed, hog pen, chicken house and wash house and all necessary outbuildings and a never failing

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<sup>9</sup> Telephone interview with Mrs. Winifred Baldoff conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

<sup>10</sup> Telephone interview with Mrs. Winifred Baldoff conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

spring of excellent water and cistern at the door."<sup>11</sup> Of these outbuildings, the only one remaining appears to be the barn located behind the house. The barn has a standing-seam metal broken-gable roof, with a long shed-roofed section attached to the west and a pent-roofed forebay to the east. Vertical board siding installed between about 1967 and 1985 covers the barn's original cladding, which, according to Mrs. Baldoff, consists of vertical boards with spaces between them.<sup>12</sup> The siding extends to the ground, obscuring the barn's foundations. The barn's primary (east) facade is characterized by five roughly-finished wooden porch supports with angled braces. The foundation of the forebay is exposed, and consists of randomly laid fieldstone. Openings on the north facade include two shuttered sash windows, two rolling garage doors, and a vent near the peak of the gable. A hinged door provides direct access to the upper level. The south facade features two sixteen-paned fixed windows, a pair of windows, and another vent near the gable; hinged doors on the first level of the shed-roofed section and the second level of the gable-roofed section also open to the interior. The barn is currently used as a shelter for a horse and numerous fowl.

The other early structure on the site is a dilapidated springhouse, abutting a hillside along the north bank of the creek southeast of the house. Due to the condition of the structure and of the overgrown vegetation around it, it was not possible to gain access to the structure. The springhouse is near two springs. One of the springs is still active, while the other has gone dry in the past 30 years, which Mrs. Baldoff attributes to the rapid development of the surrounding area in recent years.<sup>13</sup> The springhouse is a small structure, measuring approximately four by five feet, roughly constructed with a fieldstone foundation and log walls with a sloping corrugated-metal roof. It appears to have three openings, one near the roof on the west side, one near the eaves on the east side, and one near the ground on the north side.

A two-story frame house with clapboard siding and an asphalt-shingled roof stands a few feet north of the historic house. Mrs. Baldoff believes this was built by the previous owners, the Kauffmans, who owned the property from 1947 until 1967.<sup>14</sup> Its primary facade, like that of the main house, faces east. The gabled roof is oriented north to south, echoing that of the main house, but unlike the main house, the newer structure has a low-pitched cross-gable and dormers on the east and west facades. A porch with very plain supports extends across half of the east facade and wraps partway around the south facade. The windows on the east facade are regularly arranged, paired six-over-one double-hung sashes, while the windows on the other facades are single six-over-one sashes. The building is currently used for storage.

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<sup>11</sup> Washington County, List of Sales, Office of Wills, settlement of Simon Clopper's estate dated 6 January 1916. Simon Clopper wrote his will in 1910, according to a reference in the deed from Simon Clopper's estate to Clarence Weigand (Liber 148, Folio 341).

<sup>12</sup> Interview with Mrs. Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999.

<sup>13</sup> Telephone interview with Mrs. Winifred Baldoff, conducted by Katie Comeau, 6 May 1999.

<sup>14</sup> Interview with Mrs. Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999. Based on a visual examination of the exterior of the house, it appears likely that it was built in the 1960s.

A small, concrete-block shed is situated along the northeast bank of the creek. Mrs. Baldoff said her husband built the shed about 20 years ago.<sup>15</sup> The simply-constructed shed has a corrugated metal gambrel roof, and is completely open on the south side. A shed roof extends to the south to create an open forebay. A small area between the shed and the creek is enclosed with a rough plank fence. Mrs. Baldoff does not use the structure on a regular basis, as the low-lying land is muddy and occasionally floods. At the time of the April 1999 site visit, she was using the shed as a temporary shelter for a horse.

Another twentieth-century feature is a simple iron-truss bridge that carries the driveway over Antietam Creek. The bridge crosses the creek to the southeast of the concrete-block shed. Mrs. Baldoff said the bridge was built in 1956. Recently, she hired a bridge engineer to rebuild the concrete foundations and floor of the bridge.<sup>16</sup>

#### Landscape Description

The farm at 13052 Clopper Road consists of about 50 acres, composed of two main parcels that were historically separate. The property is defined by an S-shaped curve in Antietam Creek. The south portion of the property, nestled in the lower curve of the "S," was originally the Clopper farm, which consisted mainly of 26 acres that John Clopper purchased in 1830. The north portion of the property is contained by the upper curve of the "S," and is bounded on the east by Clopper Road. This segment extends in a narrow finger between the road and stream as far as the Clopper Road bridge. The northern portion was part of a large farm known as Antietam Springs Farm (WA-I-143), which was owned by the Miller and Hartle families in the nineteenth and early twentieth centuries.

The property is visually divided into distinct landscapes that generally correspond to the historically separate parcels. The houses, barn, and springhouse are located on the south portion of the property, the old Clopper farm, which consists of moderately hilly terrain. This portion of the property is generally grassy and clear, with the exception of a few scattered trees and denser vegetation clustered near the creek. The original house, the twentieth-century house, and the barn are near one another at the top of a gentle hill. Various wood and metal fences divide the area north and west of the house into smaller enclosed pens for animals. There are no formal or informal gardens on the site, although a few decorative evergreen bushes and other plants are located near the house. A flat stone with the initials "DEC" carved into it lies just to the north of the original house; according to Mrs. Baldoff, this was carved by David Clopper, the son of Simon and Nancy Clopper.<sup>17</sup>

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<sup>15</sup> Telephone interview with Mrs. Winifred Baldoff, conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

<sup>16</sup> Interview with Mrs. Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999.

<sup>17</sup> Interview with Mrs. Winifred Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999.

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From the original house, the land slopes down fairly steeply to the south and more gradually to the north and east toward the curves of the creek. A level area to the south of the house is currently used for the cultivation of wheat. This several-acre field is distinctly flatter than the rest of the old Clopper farm, and is ringed by trees. Traces of historic roads or driveways can be seen in the terrain to the southeast of the house. Mrs. Baldoff believes these drives were used before the current bridge on her property was built, when the entrance to the property was farther south than it is now, and cars or carriages drove in and used this area to turn around.<sup>18</sup>

The portion of the property to the north of the old Clopper farm has a landscape character that is distinct from that of the southern section. This area, bounded by Clopper Road and the curves of the creek, can be seen slightly from the road. While it was a cleared field when the Baldoffs purchased the property in 1967, and the Baldoffs used it for grazing cattle, it has been unused since Mr. Baldoff died in 1985.<sup>19</sup> After nearly fifteen years of disuse, this area has become overgrown, and is now characterized by trees and other dense vegetation. No known architectural resources are located on this part of the property. The property owned by Mrs. Baldoff stretches from this area in a narrow strip between the creek and Clopper Road, extending to the Clopper Road bridge (WA-I-344).

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<sup>18</sup> Interview with Mrs. Winifred Baldoff, conducted by Katie Comeau and Stephanie Foell, Robinson & Associates, during site visit, 14 April 1999.

<sup>19</sup> Telephone interview with Mrs. Winifred Baldoff, conducted by Katie Comeau, Robinson & Associates, 6 May 1999.

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# 8. Significance

Period	Areas of Significance - Check and justify below			
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Conservation	<input type="checkbox"/> Law	<input type="checkbox"/> Science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Literature	<input type="checkbox"/> Sculpture
<input type="checkbox"/> 1600-1899	<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Military	<input type="checkbox"/> Social/Humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Music	<input type="checkbox"/> Theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> Commerce	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/Government	<input type="checkbox"/> Other (specify)
		<input type="checkbox"/> Invention		

Specific Dates	Architect				Builder			Area
Applicable Criteria:	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D				
Applicable Exception	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> F	<input type="checkbox"/> G	
Level of Significance	<input type="checkbox"/> National		<input type="checkbox"/> State		<input type="checkbox"/> Local			

## Significance Summary

The farm at 13052 Clopper Road comprises approximately 50 acres. Located about four miles northeast of Hagerstown near the town of Leitersburg, the farm is situated along the Antietam Creek about one mile south of the Leitersburg Pike (Route 60). The complex contains an assortment of outbuildings that do not collectively relate to any particular period of significance. The primary architectural feature of the property, the farmhouse, incorporates a log building, and may have been built between 1830 and 1863, when about half of the current property was owned by John Clopper. In 1863, John sold the 26-acre farm to his son, Simon Clopper, who owned it until 1916, when it was sold in the settlement of his estate. This portion of the current property forms the residential section, on which the oldest architectural resources are located. The other portion of the property, a 23-acre wooded section located to the north, across Antietam Creek, was historically part of Antietam Springs Farm (WA-I-143), and was not joined with the Clopper farmstead until 1948.

## Agricultural Context

The city of Hagerstown, founded in 1762, grew to regional prominence as the county seat and as an important transportation hub. Its rural surroundings, meanwhile, have historically constituted one of the most fertile regions in the state of Maryland. While the rural areas of Washington County are nowhere near as well documented as the city of Hagerstown, the information that does exist places 13052 Clopper Road in a local agricultural context.

Settlers began to arrive in what is now Washington County by 1732; the majority of the early pioneers were German, while others were of English, Scotch, Swiss, and French descent.<sup>4</sup> Most of these settlers were did not arrive directly from Europe, but rather had lived in eastern Maryland or Pennsylvania before migrating to the Hagerstown area.<sup>5</sup> In the eighteenth century, most farms in the area consisted of about 200 acres each; farms of this size and smaller continued to be common into the nineteenth century.<sup>6</sup> (See Continuation Sheets.)

<sup>4</sup> J. Thomas Scharf, *History of Western Maryland*, Vol. II (Baltimore: Regional Publishing Company, 1968 [reprint of 1882 edition]), 981.

<sup>5</sup> Paula Stoner, "Early Folk Architecture of Washington County," *Maryland Historical Magazine* 72, no. 4 (winter 1977), 512-513.

<sup>6</sup> "Poor Adam! How Could Anyone Resist A Juicy Apple?" *The Morning Herald* (Hagerstown), 31 August 1965. Vertical Files, Washington County Historical Society.

While the early character of the area, expressed in religion, architecture, and language, demonstrated the German roots of many of the settlers, these traits were less distinct by the early nineteenth century as the area became more populous and diverse.<sup>20</sup> Throughout the nineteenth century, the creation of new transportation links, including the "Old National Road" and various railroad lines, connected the area to the wider world and brought dramatic increases in population.

As Hagerstown boomed due to the increasing importance of its railroad links, the agricultural areas of Washington County prospered as well. An 1867 description of the area described the county's agricultural attributes:

*The soils of this county are very fertile, being for the most part of the very best class of clay limestone soils, with occasional varieties of shaley soils, all susceptible of [sic] high and easy improvement. The agriculture of this county is in a highly improved condition and as a result, large crops of wheat, rye, oats, Indian corn and all the crops and vegetables and fruits suited to the latitude, are produced of fine quality and in great abundance.*<sup>21</sup>

Wheat was the most important and most commonly cultivated crop in the second half of the nineteenth century. In 1880, there were nearly 57,000 acres of wheat fields in cultivation, as compared with about 32,000 acres of corn, and 2,900 acres of oats. Washington County was at that time the leading county in the state in the amount of wheat produced per acre, with a total of over 25 bushels per acre (Montgomery County had the next highest yield, at over 17 bushels per acre).<sup>22</sup> New crops became important toward the end of the nineteenth century and into the twentieth. An 1887 report stated that "apples of every variety" were "grown to great perfection," and that peaches and grapes had recently been successfully introduced.<sup>23</sup>

Agriculture remained an important component of the Washington County economy into the twentieth century. According to the 1950 Farm Census, the county's income from all commercial farm products totaled approximately nine million dollars. Berries and orchards (apple and peach), as well as dairy farming, were the main sources of agricultural income, with wheat, corn, hogs, beef cattle, and poultry also significant, and raspberries and cantaloupes becoming more popular. The county was an important

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<sup>20</sup> Leonore Hamilton Wilson, "Hagerstown, Maryland, 1735-1935," Vertical file, Western Maryland Room, Washington County Free Library.

<sup>21</sup> James Higgins, "A Succinct Exposition of the Industrial Resources and Agricultural Advantages of the State of Maryland," 1867. Vertical Files, Washington County Historical Society.

<sup>22</sup> Scharf, p. 974.

<sup>23</sup> "Hagerstown: An Illustrated Description of the City of Hagerstown, Maryland," (Hagerstown: Issued by the Mail Publishing Company, 1887). Vertical Files, Western Maryland Room, Washington County Free Library.

supplier of agricultural produce to the urban markets of Washington, D.C., Philadelphia, and Baltimore.<sup>24</sup> Agriculture remains a mainstay of the county's character and economy. According to the 1997 Census of Agriculture, produced by the U.S. Department of Agriculture, there were over 126,000 acres in cultivation in Washington County that year, including 6,264 acres of wheat for grain and 15,821 acres of corn for grain or seed. Over 25,000 acres were devoted to what the census described as "Hay-alf, other, wild, silage." In keeping with historic trends, the average size of the 768 farms counted in the census was 164 acres. The market value of all agricultural products sold by county farmers was over \$60 million.<sup>25</sup>

### History of the Farm

The farm at 13052 Clopper Road is composed of two large sections: the first comprises what was once the 26-acre Clopper farm, to which a one-acre piece of land was added in 1867; and the second is about 23 acres that formerly comprised part of the 150-acre Antietam Springs Farm (WA-I-143).<sup>26</sup> Because the 23-acre parcel contains no known historic architectural resources, was historically part of another farm, and was only joined with the former Clopper farm in 1948, the following information focuses on the 26-acre Clopper farm parcel.

Very little documentation survives relating to this property, partly due to its rural nature, and partly due to the loss of many of the county's oldest public documents, including the 1798 tax records. Neither the Washington County Free Library nor the Washington County Historical Society had specific information about this property or its early owners; deed research and other documentary research at the County Courthouse revealed a limited amount of relevant information. In the eighteenth century, the 26-acre Clopper farm was part of a tract called "Resurvey on Chester." The original tract known as Chester was a 100-acre lot patented to Robert Downing (or Downey) in 1744. The tract was resurveyed and enlarged to 388 acres in 1752.<sup>27</sup> In Robert Downing's will, he recorded the existence of a "dwelling plantation," but given the large size of Downing's holdings, it is unknown if that dwelling was located on the land that would become 13052 Clopper Road.<sup>28</sup> In 1796, Joseph Downing, who had purchased the property from Robert's widow in 1757, sold 26 acres of the land to Martin Shitz; this was the first time this 26-acre parcel was specifically mentioned. The 1796 deed stated that the property included "all the Woods

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<sup>24</sup> "Hagerstown, Maryland: At the Crossroads of History and Commerce," brochure printed by the Hagerstown Chamber of Commerce, n.d. (ca. 1950s). Vertical Files, Western Maryland Room, Washington County Free Library.

<sup>25</sup> U.S. Department of Agriculture, 1997 Census of Agriculture.

<sup>26</sup> Unless otherwise noted, information about ownership and land transfers is from deed records at the Washington County Courthouse, Hagerstown, Maryland.

<sup>27</sup> Herbert C. Bell, *History of Leitersburg District, Washington County, MD* (Leitersburg, MD: Published by the Author, 1898), 29.

<sup>28</sup> Will of Robert Downing, 1754, Frederick County, A/49, CR 49.159-1

underwoods Edifices and improvements.” The land was transferred from Martin Shitz’s heirs to Sebastian Hartle in 1802, and from Sebastian Hartle to Martin Kiser (or Keiser) in 1811. In 1812, Martin Kiser sold the 26-acre property to Simon Leckrone, who described, in his 1814 will, “a small field of rye on my piece of land near Antietam,” which he left to his son Jacob. In 1830, John Clopper purchased the property from Jacob Leckrone, his father-in-law.

John Clopper owned the farm from 1830 until 1863, and, according to a historical account of the Leitersburg area written by Herbert C. Bell in 1898, he constructed the house that still stands.<sup>29</sup> It is unclear in Bell’s account whether John Clopper built the log building now enveloped in the farmhouse, or if he may have expanded and improved an existing log building, possibly the “Edifice” mentioned in the 1796 deed. He sold the farm to his forty-year-old son, Simon Clopper, in 1863 for \$1,600. In 1857, a small addition was made to the Clopper property when Frederick and Henry Hartle, owners of an adjacent farm, sold approximately one acre of their land to Simon Clopper. Simon raised fourteen children on his farm, which he owned until his death. Bell stated in his book that Simon “developed thereon a valuable deposit of building sand, and for fifteen years was engaged in hauling it to Hagerstown.”<sup>30</sup>

The portion of Clopper Road between Leitersburg Pike and Antietam Creek was constructed around 1869, after local landowners, including Simon Clopper, petitioned the County Commissioners to open such a road. Despite a counter-petition from other owners who did not wish the road to be built, the County Commissioners reported in January 1869 that the road was needed, as several landowners had no access to public roads from their properties. The road generally followed the route it takes now, except that it crossed the creek “at a ford between the house and barn of Mrs. Susan Marker [see WA-I-143] or near thereabouts.” It is not known when the road began to be called “Clopper Road.”<sup>31</sup>

At the time of the settlement of Simon Clopper’s estate in 1916, the property was described as follows:

*all that desirable tract of limestone farming land of 26 acres more or less, now occupied by Wm. Harbaugh, situated on the road leading from the Old Forge Mill to the Leitersburg pike adjoining the lands of C. C. Zeigler, Samuel Martin and Mrs. Harry Unger. This farm is improved by a 7 room log and weatherboarded house, good barn, wagon shed, hog pen, chicken house and wash house and all necessary outbuildings and a never failing spring of excellent water and cistern at the door.*<sup>32</sup>

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<sup>29</sup> Bell, 283. Information about family relationships contained throughout this form was found in Bell’s book.

<sup>30</sup> Bell, 284.

<sup>31</sup> Washington County Courthouse, Road & Land Records, OHW 1, pp. 894-99.

<sup>32</sup> Washington County Courthouse, List of Sales, Office of Wills, settlement of Simon Clopper’s estate dated 6 January 1916. Simon Clopper wrote his will in 1910, according to a reference in the deed from Simon Clopper’s estate to Clarence Weigand (Liber 148, Folio 341).

Herbert Bell's 1898 book about the area described the farm as Simon Clopper's "present property," probably indicating that Simon lived on the farm until at least that date; sometime between 1898 and 1915, the property was rented to William Harbaugh, as indicated in the above description.<sup>33</sup>

The farm was sold in 1916 to settle Simon Clopper's estate; following this sale, the farm had a number of owners until it was sold to Leila and Wilbur Kauffman and Bryan and Dorothy Wentz in 1941. In 1947, the Wentzes conveyed their half-interest in the property to the Kauffmans. The Kauffmans bought about 102 acres of Antietam Springs Farm (WA-I-143), which had belonged to the Miller and Hartle families in the nineteenth century, in 1948, then sold over 78 acres of that 102-acre parcel in 1956. At that time, the property finally assumed the dimensions and boundaries it has today. According to Mrs. Winifred Baldoff, the current resident, the house was in very poor shape when the Kauffmans purchased the property, and they did a great deal of work on the house and the land. In 1967, the Kauffmans sold the land to Charles and Winifred Baldoff. The Baldoffs actively farmed the land from 1967 until Mr. Baldoff became ill in the mid-1980s. Around the time of her husband's illness, Mrs. Baldoff sold the cattle that had grazed on the northern portion of the property. Following his death in 1985, much of the former pasture and crop land reverted to forest. In the past few years, Mrs. Baldoff has allowed a local farmer to clear and cultivate the level portions of the land.

#### Evaluation of Significance

The property at 13052 Clopper Road does not appear to be eligible under National Register Criteria A, B, or C. The farm is not known to have been associated with any significant events. It was owned by a succession of minor farmers, some of whom were known in the community, but none of whom were particularly prominent or significant.

Small-scale farms have been common in Washington County since the eighteenth century and have helped shape the region's character. The farm at 13052 Clopper Road is not an important example of such a farm, however. The farmhouse and outbuildings are not architecturally distinguished in their type, period, or method of construction. The presence of an eighteenth- or nineteenth-century log building incorporated into the current house does not make this property unique. Log was the most common building material for houses and other small buildings in Washington County and elsewhere in the Cumberland Valley in the eighteenth and nineteenth centuries. Log houses from these eras, many of them now sheathed in other materials, are still very common in Washington County.<sup>34</sup>

Furthermore, major alterations to the site and the buildings upon it have diminished the property's integrity. The design of the farmhouse has been significantly altered through extensive exterior and interior changes within the past fifty years. The construction of a second house next to the first has further detracted from the farmhouse's integrity by changing its setting. The integrity of the site as a whole has been diminished

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<sup>33</sup> Bell, 284.

<sup>34</sup> Paula Stoner, "Early Folk Architecture in Washington County," *Maryland Historical Magazine* 72, No. 4 (Winter 1977), pp. 514-15.

by frequent boundary changes and the loss of nearly all of the historic outbuildings. Of the numerous outbuildings that were described in a legal document in 1916, only one structure may remain: a barn that has been re-sided since 1967 and no longer conveys a sense of its age. The farm's boundaries have been stable only since 1956, and thus do not represent the farm's composition at any historic period.

<b>MARYLAND HISTORICAL TRUST</b>	
Eligibility Recommended _____	Eligibility Not Recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None	
Comments: _____	
Reviewer, OPS: <u><i>[Signature]</i></u>	Date: <u>7/21/99</u>
Reviewer, NR Program: <u><i>[Signature]</i></u>	Date: <u>7/22/99</u>

*[Handwritten mark]*

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## 9. Major Bibliographical References

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Survey No. WA-1-844

SEE CONTINUATION SHEET

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## 10. Geographical Data

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Verbal Boundary Description and Justification

The boundaries of the property correspond with the parcel of land owned by Mrs. Winifred Baldoff, as described in the deed for the property. This property is represented on County Tax Map 38 as Parcel 2.

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## 11. Form Prepared by

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Name/Title Judith H. Robinson, Katherine Eggers Comeau, Stephanie Foell, Architectural Historians

Organization Robinson & Associates, Inc. Date May 27, 1999

Street & Number 1909 Q Street, N.W. Telephone 202-234-2333

City or Town Washington State and Zip Code D.C. 20009

Approved by the Federal Preservation Officer

Concurrence of State Preservation Officer

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

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

Return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, Maryland 21032-2023  
(410) 514-7600

**Maryland Historical Trust Inventory Form**  
**Maryland Comprehensive Historic Plan Data**  
**13052 Clopper Road, Washington County, MD - WA-I-844**

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HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographical Organization: Western Maryland

Chronological/Development Period: Agricultural-Industrial Transition A.D. 1815-1870

Prehistoric/Historic Period Themes: Agriculture

Resource Type:

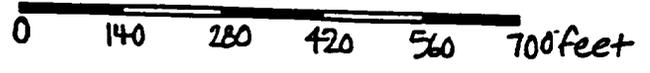
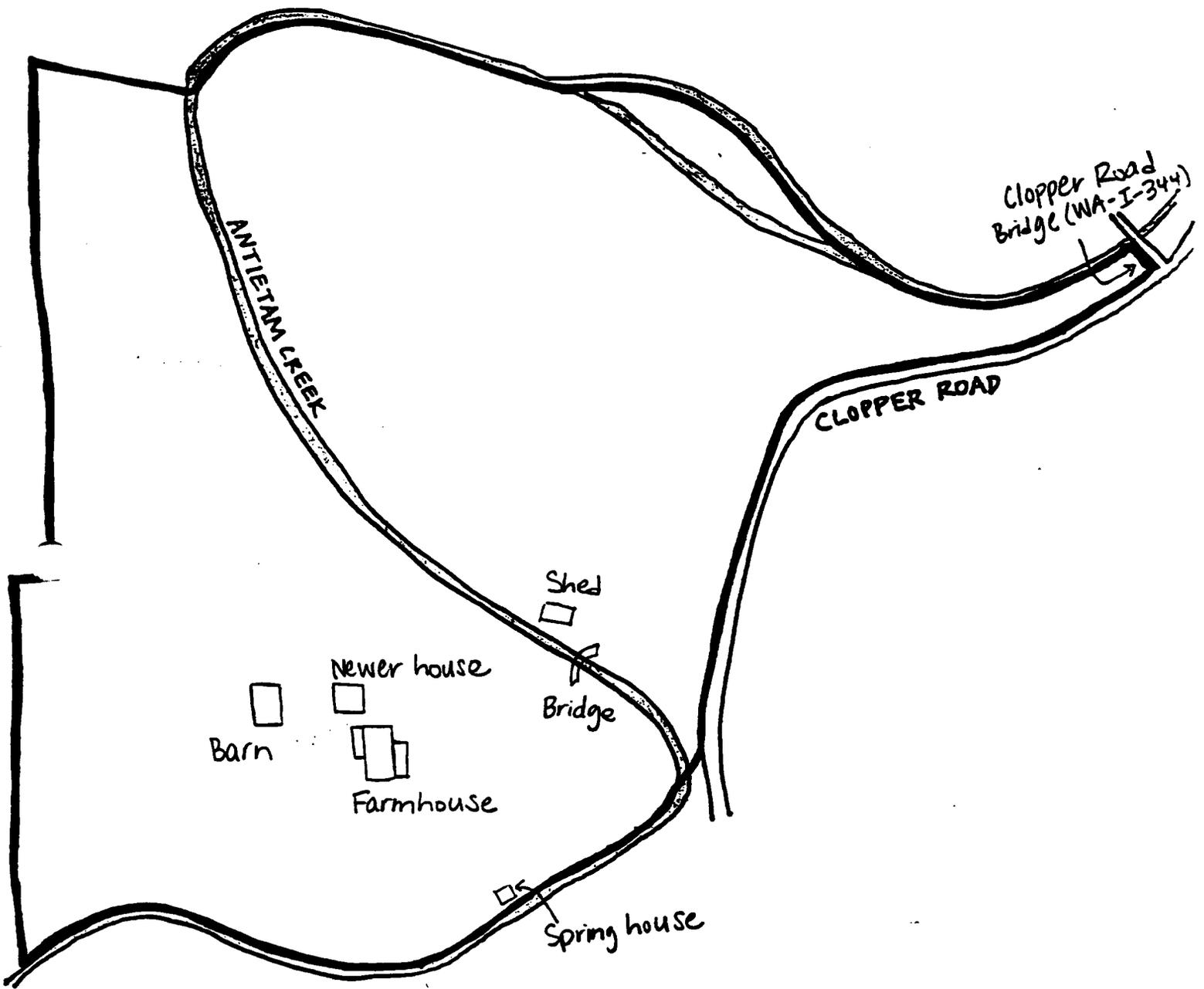
Category: site

Historic Environment: rural

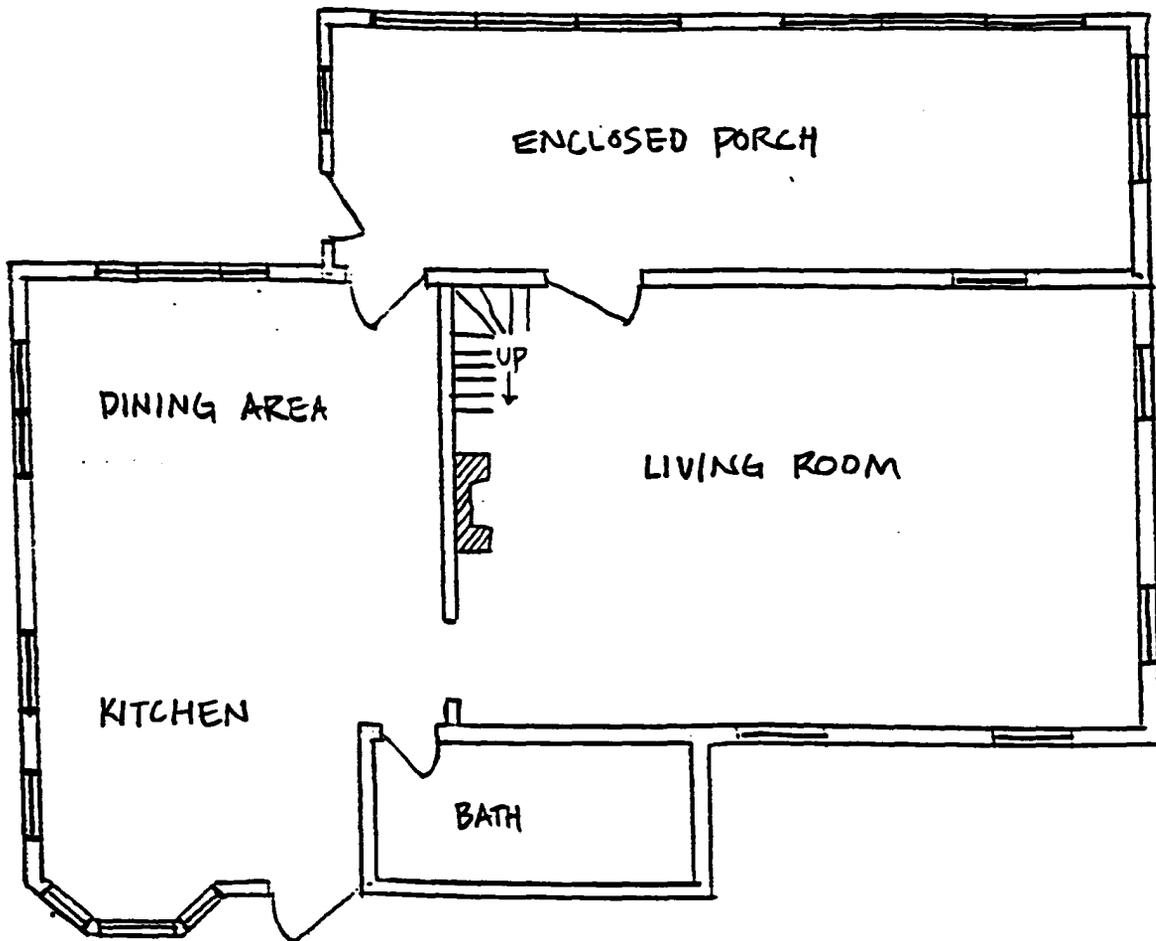
Historic Function(s) and Use(s): domestic, agricultural

Known Design Source: none

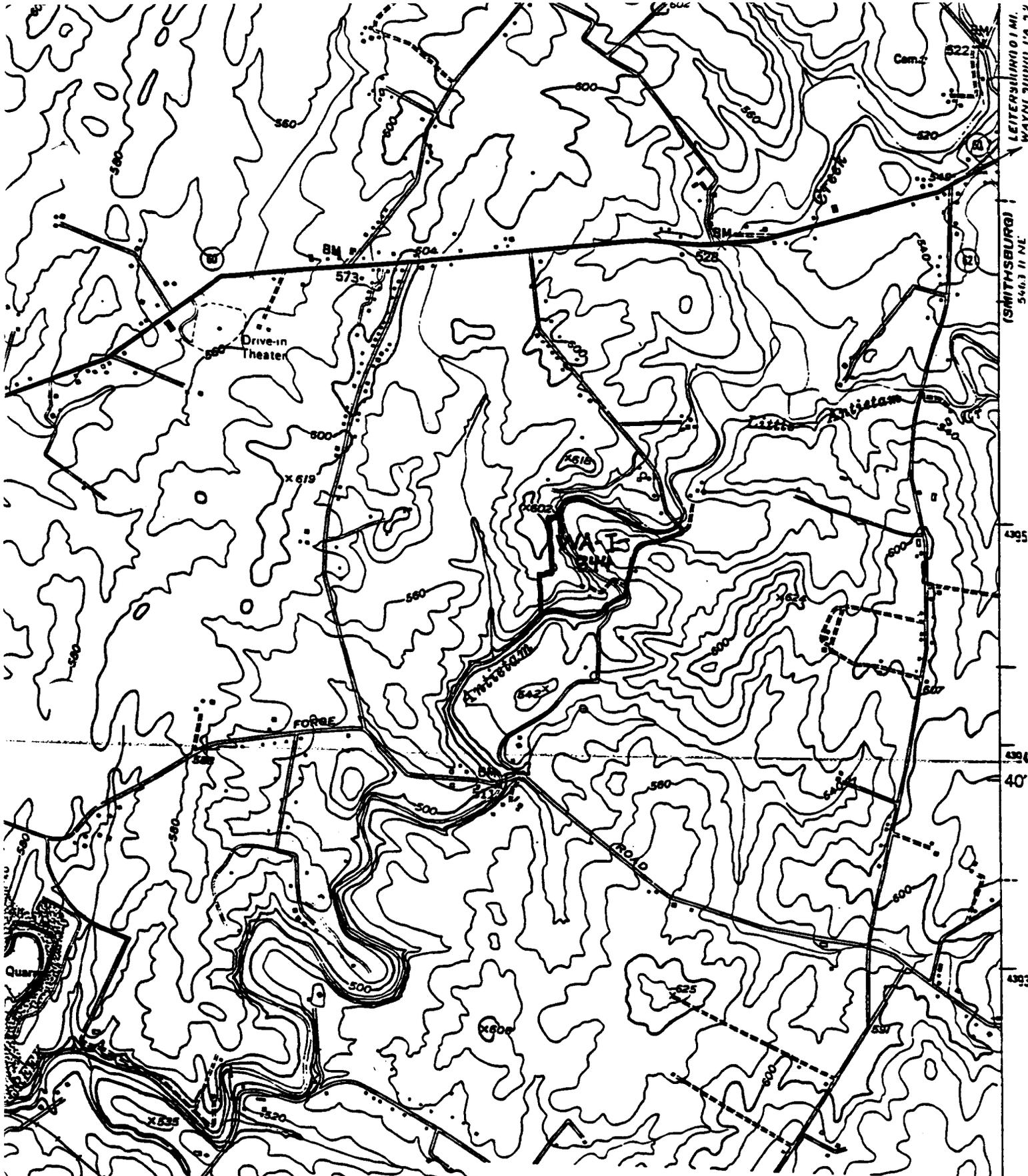
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- Vertical Files, Western Maryland Room, Washington County Free Library, Hagerstown, Maryland.



WA-I-844 - 13052 Clopper Road  
Vicinity of Leitersburg, Washington County, MD  
Resource Sketch Map  
Buildings are not drawn to scale



WA-I-844 - 13052 Clopper Road  
Vicinity of Leitersburg, Washington County, MD  
First Floor Plan  
Not drawn to scale



LETTERS IN I MI.  
WAYNE BIRNHILL, P.A. '90  
(SMITHSBURG) 1  
546.3 11 NE

WA-I-844 - 13052 Clopper Road  
Washington County, MD  
USGS Map, Hagerstown Quadrangle  
1953, Photorevised 1985  
7.5 minute series



Property boundaries are approximate



WA-I-344

13052 Clupper Hill

Washington County, MD

Katherine Eggers Comeau

4.14.1999

MD SHPO

East facade of farmhouse and newer house

# 1 of 18



WA - I 344

1232 1/2 1st St

Washington County, MD

Katherine Eggers Comcan

4-14-1944

MD SHIP

East facade of farmhouse

# 2 of 13



WA-I-344

1055 Cloverland

Washington County, MD

Katherine Eggers Cornean

4.14.1999

MD SHPO

North facade of farmhouse

#3 of 13



WA-I-344

13052 Claysville Road

Washington County, MD

Katherine Egger's house

4.14.1999

MD SHPO

West facade of farmhouse

# 4 of 13



WA-I-844

13052 Clopper Road

Washington County, MD

Katherine Eggers Comeau

4.14.1999

MD SHPO

South facade of Innhouse

# 5 of 18



WA-I-944

13052 Clarks Road

Washington County, MD

Katherine Egger's house

4-14-1999

MD SHPO

Interior of living room, facing south

#6 of 13



WA-I-314

13052 Clapper Road

Washington County, MD

Katherine Eggers ~~owner~~

4-14-1999

MD SHPO

Living room fireplace

#7 of 13



WA-I-344

13052 (Latter land)

Washington County, MD

Katherine Eggers Combs

4.14.1999

MD SHPO

Living room, view of stair

# 3 of 15



WA-I-844

13032 Clopper Road

Washington County MD

Katherine Eggors Wmear

4.14.1919

MD SHPO

Porch, View northeast

# 9 of 18



WA I-844

13052 Clapper Road

Washington County, MD

Katherine Egger Cowden

4-14-1949

MD SHPO

Floorboards in second-floor hall

#10 of 18



WA - I - 844

13052 Clopper Road

Washington County, MD

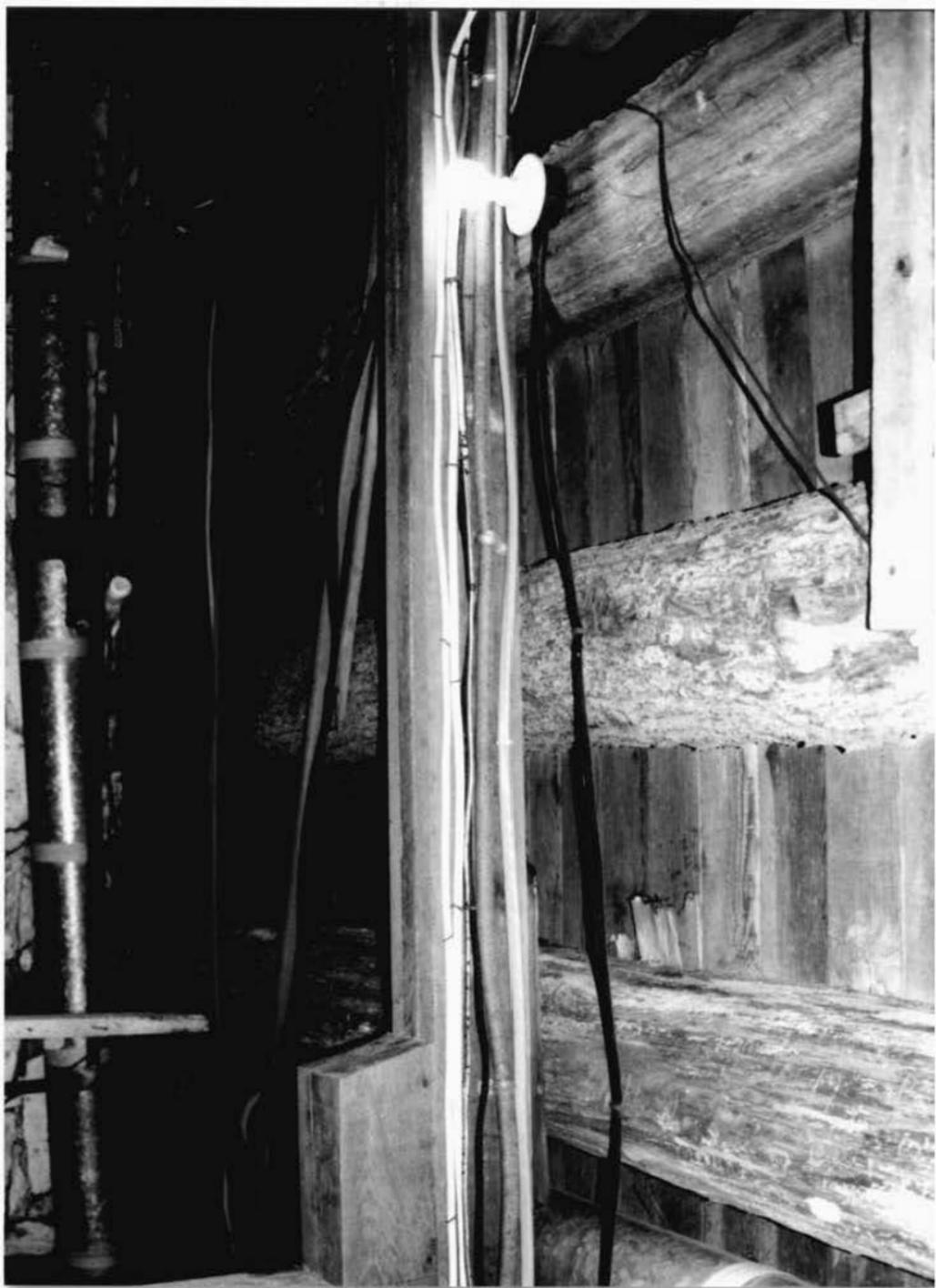
Katherine Eggers Comeau

4.14.99

MD SHPO

Typical interior door, second floor

#11 of 13



WA - I - 844

13052 Clopper Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD SHPO

Basement, view of first-floor joists

# 12 of 18



WA - I - 844

13052 Copper Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD SHPO

East facade of barn

#13 of 18



WA - I - 844

13052 Clapp Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD SHPO

Springhouse

# 4 of 13



WA - I - 844

13052 Clopper Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD STPO

East facade of newer house

#15 of 19



WA - I - 844

13052 Clopper Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD STTPO

Concrete-block shed

#16 of 13



WA-I-844

13052 Copper Road

Washington County, MD

Katherine Eggers Comeau

4.14.99

MD SHPO

Bridge

#17 of 19



WA-I-844

130521 Clopper Road

Washington County, MD

Katherine Eggers Cornean

4.14.99

MD SHPO

View southwest from near Antietam Creek

# 18 of 19