

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received AUG 12 1987

date entered SEP 18 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Oak Hill Historic District

2. Location

street & number Forest Drive to Potomac Avenue and Prospect Avenue to Hill Crest Road N/A not for publication

city, town Hagerstown N/A vicinity of Sixth Congressional District

state Maryland code 24 county Washington code 043

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input 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 checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name multiple private and public (more than 50 private)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse

street & number 95 West Washington Street

city, town Hagerstown state Maryland 21740

6. Representation in Existing Surveys

title Maryland Historical Trust See Cont. Sheet No. 6.1
Historic Sites Inventory has this property been determined eligible? yes no

date 1986 federal state county local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland 21401

7. Description

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Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY:

The Oak Hill Historic District is an approximately 76 acre residential neighborhood in northern Hagerstown. It is characterized generally by large scale (some more so than others) houses built in the first third of the twentieth century and standing in a garden city type setting featuring curved streets, wide tree-lined boulevards with deep set-backs and small parks. The houses are generally Colonial or Georgian revival in stylistic influences though excellent examples of Spanish and Tudor Revival, Foursquare, and bungalow are present. The properties are generally heavily landscaped. The terrain is generally flat although the blocks between The Terrace and Forest Drive are characterized by a high hill with the houses standing on the ridge. Most houses have attached or free-standing garages of the period.

Number of Resources	
Contributing	Noncontributing
<u>79</u>	<u>12</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>8</u>	<u>0</u> objects
<u>87</u>	<u>12</u> Total

Number of previously listed National Register properties included in this nomination: 0

Original and historic functions and uses: residential

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1908-1941 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

Applicable Criteria: A, , C
Applicable Exceptions: none
Significance Evaluated: local

SIGNIFICANCE SUMMARY:

The Oak Hill Historic District is an early-to-mid-twentieth century residential neighborhood in northern Hagerstown that is significant for historical and cultural reasons. Historically, the district is associated with a period, c. 1900-1941, in which Hagerstown, the seat of Washington County, experienced industrial and population growths unprecedented in the city's history. By 1914 Hagerstown emerged as the second manufacturing city in Maryland in terms of value of product, a distinction retained for a number of years. The city's population more than doubled in the first four decades of the twentieth century. The district also achieves significance from association with persons significant in local history. Oak Hill was home to many if not most of the city's industrial, commercial, social, and cultural leaders of this period. Here resided many of the owners and officers of the businesses and industries that gave Hagerstown its commercial and industrial status as well as the citizens most influential in city and county governmental and social matters. From the point of community planning, the Oak Hill area is important as the first and only significant section of Hagerstown to be developed along the lines of the garden city movement that began in the country in the mid-nineteenth century. The district is characterized by large lots, open spaces, deep set-backs, curving streets, tree lined boulevards, and deed restrictions affecting the cost, use, type, and placement of structures. Architecturally, the houses that line the streets of the district represent examples of the major architectural styles popular for residential construction the first third of the century, principally the Colonial and Spanish revivals. The buildings include some of the finest examples of these styles found in Hagerstown and collectively exhibit a range of architectural expression, craftsmanship and technique of the period.

For History and Support, see Continuation Sheet No. 8.1

9. Major Bibliographical References

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See Continuation Sheet No. 9.1.

10. Geographical Data

Acreeage of nominated property Approx. 76 acres

Quadrangle name Hagerstown, MD

Quadrangle scale 1:24000

UTM References

A	<u>18</u>	<u>267400</u>	<u>4393270</u>
	Zone	Easting	Northing

B	<u>18</u>	<u>267990</u>	<u>4392770</u>
	Zone	Easting	Northing

C	<u>18</u>	<u>267430</u>	<u>4392300</u>
	Zone	Easting	Northing

D	<u>18</u>	<u>266900</u>	<u>4392670</u>
	Zone	Easting	Northing

E	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

F	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

G	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

H	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

Verbal boundary description and justification

See Continuation Sheet No. 10.1 and 10.2

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name/title Ronald L. Andrews, National Register Administrator

organization Maryland Historical Trust date June 1986

street & number 1517 Ritchie Highway telephone (301) 974-2438

city or town Arnold state Maryland 21012

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *[Signature]* date 8-10-87

title STATE HISTORIC PRESERVATION OFFICER date

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I hereby certify that this property is included in the National Register

[Signature] date 9/10/87

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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REPRESENTED IN EXISTING SURVEYS:

Has this property been determined eligible? Yes.

The Oak Hill Historic District is part of a larger area determined eligible by consensus between the Maryland Historical Trust (SHPO) and the City of Hagerstown in 1984. Of this larger area, known generally as the North End, the Oak Hill Historic District is a distinct entity that is eligible in and of itself.

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Oak Hill Historic District
Washington County, Maryland

GENERAL DESCRIPTION:

The Oak Hill Historic District is an approximately 76 acre area in north Hagerstown. It stretches generally between Forest Drive on the west, Potomac Avenue on the east, Prospect Avenue on the south and Irvin Avenue on the north. Public Square is approximately eight blocks to the south beyond the tracks on the Western Maryland Railway which roughly forms the south border of the district.

The district is residential, both historically and presently, in use. It is generally characterized by large scale houses built in the first four decades of the twentieth century which stand in a garden type setting featuring curvilinear streets, large lots and wide streets with large trees and shrubs, parks or open space, and deep set-backs for the buildings. The terrain is generally flat although a high hill runs north-south between the Terrace and Forest Drive with the houses perched atop the ridge. The major streets generally run north-south with Potomac Avenue running at an angle to the northeast. The cross streets are curvilinear and narrower than the major streets. Alleys, paved with concrete, parallel the major streets. All but three of the houses front on the major streets. Garages and utility buildings, many dating from the period, line the alleys.

The largest park or open space stretches along the south side of Prospect Avenue east from Forest Drive to Oak Hill Avenue. This park is characterized by large trees and shrubs with a few benches scattered about. Other open spaces are primarily small triangular shaped plats at street intersections, most of Prospect Avenue and the Terrace. Prospect and Hamilton Boulevard and Potomac Avenue, Hill Crest Road and the Terrace. These smaller open spaces, clearly noted as parks on the original plan, are generally characterized by grass. Some of the smaller spaces now appear to be extensions of the neighboring lawns.

The houses are primarily of masonry construction with brick the most prominent material. A small number of buildings are stone, the most prominent ones being the Colonial and Georgian revival houses at 817 and 947 The Terrace and the large bungalow at 930 Oak Hill Avenue. Stone, however, is most commonly found in decorative uses such as porches, sills and lintels, and belt courses. Several houses are stuccoed on the exterior particularly those that are Spanish Revival such as 811 and 951 The Terrace and 810 and 909 Oak Hill Avenue. The insurance maps indicate that the stucco is applied over both masonry and frame construction. Frame construction primarily characterizes the smaller scale houses from the 1920s and 1930s.

Most of the houses are two and a half story structures of traditional East Coast form and configuration and rest on masonry foundations of brick or concrete block some of which is dressed with rock-face or a smooth finish with

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Washington County, Maryland

beveled edges. Most of the houses were constructed as single family units although concentrations of duplexes stand along Oak Hill Avenue and Hamilton Boulevard. Three large three-story apartment buildings constructed during the period of significance stand along Hamilton Boulevard south of Hill Crest Road. Although the houses generally are large in scale and size, the largest and most elaborate are concentrated on The Terrace, particularly the west side along the ridge of the hill, Oak Hill Avenue and the east side of Potomac Avenue. Many of the houses have associated garages which reflect the design and materials of the house.

Stylistically, the district is characterized primarily by the Colonial and Georgian revivals but with prominent examples of the Spanish and Tudor revivals, Foursquare, Queen Anne, bungalow, and Dutch Colonial. The examples range from exuberant in detailing as seen in the Colonial and Georgian revival houses at 945 Forest Drive, 830 and 947 The Terrace, 803 and 1017 Oak Hill Avenue; and 814 and 906 Potomac Avenue; the Dutch Colonial house at 813 The Terrace; the Spanish Revival buildings at 811, 951, and 1003 The Terrace and 810 The Terrace; Tudor Revival at 815 The Terrace and 928 Oak Hill Avenue; Queen Anne at 900 and 926 Oak Hill Avenue and 998 Potomac Avenue; and bungalows at 1036 The Terrace, 930 Oak Hill Avenue, and 993 Potomac Avenue to fairly plain examples scattered particularly along Hamilton Boulevard and Oak Hill Avenue above Park Lane. Often the lesser examples consist primarily of Georgian or Spanish revival decorative details applied to an otherwise undistinguished block-like shape. Elements of the Craftsman period are found in decorative detailing but not in form. Foursquares stand predominately along Hamilton Boulevard, as both single and double houses, and Oak Hill Avenue north of Park Lane.

The intrusions or non-contributing elements are the dozen or so houses built after the period of significance. Although some houses exhibit alterations, these alterations do not seriously compromise the structures.

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Oak Hill Historic District
Washington County, Maryland

HISTORY AND SUPPORT:

The first four decades of the twentieth century were a period of rapid economic and physical growth for Hagerstown. As the seat of Washington County, Hagerstown always enjoyed the status of being a rural trading center as well as the focus of county political activity. With the arrival of the railroads, the Baltimore and Ohio in 1867, the Western Maryland in 1872, and the connection north to New York and Philadelphia via the Cumberland Valley and Pennsylvania railroads, Hagerstown emerged by 1914 as the second manufacturing city in Maryland, next only to Baltimore in terms of value of product, edging out Cumberland which long held that position (Walsh, p 431). In 1906 the Western Maryland Railway Company relocated its Maryland division shops to Hagerstown. In population, Hagerstown grew from a small town of 6,627 in 1880 to 28,064 in 1920 and 32,491 in 1940. The city supported a variety of industries, most important of which were machine shops, steam locomotive repair, flour and grist mills, furniture manufacture, textile knitting, and organs.

The Oak Hill addition to Hagerstown was laid out in 1909 for Mrs. Clara Hamilton (18 -1919), the widow of William T. Hamilton, Governor of Maryland, 1880-1884. The plan was drawn by Robert B. McKinnon, a civil engineer from York, Pennsylvania. It was developed on the Hamilton estate called Oak Hill that stretched along the north of Hagerstown above the Western Maryland Railway tracks. The development was quite large, covering more than 100 acres and stretching from Potomac Avenue on the east to Pennsylvania Avenue on the west and north from the tracks roughly to Hill Crest Avenue. Only sections A and B of the plan, the eastern sections generally covering the area from Forest Drive to Potomac Avenue, were almost fully developed by the end of the first quarter of the twentieth century. The western sections, C and D, retained vast areas of undeveloped land well into the middle of the century, particularly along Woodland Way to the west side of Section B and did not develop in the same cohesive manner that characterized the eastern half of the plan.

The focus of the Oak Hill Historic District is upon Sections A and B which by 1925 was firmly established as the elite and genteel residential neighborhood in Hagerstown. Two factors set the tone for this upper-class development: the physical plan and deed restrictions. Although the basic arrangement of streets adheres to the grid of the city, the plan of these sections incorporates features of garden suburbs: curvilinear streets, parks (though

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Washington County, Maryland

HISTORY AND SUPPORT (continued)

small), wide lots along broad tree-lined boulevards, and the retention of natural landscape features. The terrain of the district is generally flat except for the section between The Terrace and Forest Drive which is characterized by a high hill running north with the houses perched on top and terraced lawns slopping to the street.

The properties in the district were sold by the Hamiltons with covenants in the deeds affecting type, use, cost, siting, and setting of the buildings. Only residential structures were allowed with businesses and institutions specifically excluded. The minimum cost of a house was designated as \$2,500. Only two houses were permitted per 50 foot space and fences were to be kept to the back of the houses. Objectionable and unsightly outbuildings were forbidden. Each lot had a building set-back that was originally generally 50 to 100 feet back though this restriction appears to have been altered to about 25 feet. A particularly interesting covenant is that Mrs. Hamilton retained rights to the trees lining the streets. Race, creed, or color of the property owners were not addressed in the covenants.

Two other factors which contributed to this elitist tone were the continued retention and occupancy by the Hamilton family of the Hamilton house which was the center of the estate. The house, also known as Oak Hill and standing at 821 The Terrace, is a first third nineteenth century brick classical influenced structure that was heavily Victorianized in the 1870s for the Hamiltons. The family sold this property in 1922. The other factor which probably affected the development of Oak Hill is its proximity to North Potomac Street which becomes Oak Hill Avenue about the Western Maryland tracks. North Potomac Street above North Street developed into an elite residential neighborhood in the late 1800s but was small in size with little room for expansion.

Oak Hill was home to Hagerstown's entrepreneurial and managerial class, as well as many of the city's and county's political and social leaders. Prominent among the occupations listed in the city directories for the residents of the area are attorneys; doctors; and owners, managers, and officers of most of the major industries, banks, real estate and insurance agencies, department stores and shops, and other commercial establishments of the area. Included also in these listings are the postmaster in the 1920s, Frank L. Bennett, 808 Oak Hill Avenue; and county and city officials including Edward Oswald, Clerk of the Courts of Washington County, 835 Oak Hill Avenue; Henry Holzapfel, Jr.,

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Washington County, Maryland

HISTORY AND SUPPORT (continued)

President of the County Commissioners, 1017 Oak Hill Avenue; Thomas Rickard, County Commissioner, 910 Potomac Avenue; and Lloyd K. Hoffman, city water commissioner, 926 Oak Hill Avenue. Other listings identify officers of the local chapter of the American Red Cross, YMCA, and social and recreational organizations and groups.

Architecturally, the houses in the Oak Hill District embody the distinctive characteristics of the major styles popular in the Middle Atlantic area. Most prominent is the classically influenced Colonial and Georgian revivals. The examples range from the bulky squarish brick structures in the 800 block of Oak Hill and 900 block of Potomac Avenue which take stylistic character more from decorative detailing than form, to the more refined Georgian houses of the 1920s that are almost reproduction in nature. Two excellent examples are the houses at 945 Forest Drive and 830 The Terrace. The next most prominent stylistic influence is the Spanish Revival. Examples here range from the fanciful 1915 structures perched on the hill at 951 The Terrace to the very strained examples scattered along Oak Hill Avenue. Other styles found in the district include Tudor Revival (815 The Terrace, 1012 Oak Hill, and 826 Potomac Avenue), the Dutch Colonial (813 The Terrace and 1039 Hamilton Boulevard), and numerous Foursquares.

Most of the houses in the Oak Hill Historic District are not as elaborate and grand as those that stand along The Terrace. The houses in general, however, are more elaborate and grand in scale, design, and workmanship than those in other sections of the city developed about the same time. Hamilton Boulevard, for example was almost fully developed by 1926 for several blocks beyond this district, probably the result of a trolley line that ran the center of the street. The buildings in the area outside the district although stylistically similar, are not generally of the same high design and construction standards as those in the district.

The houses generally appear to be the work of architects although only a few architects are identified. The known architects are from Hagerstown. Harry E. Yessler (1871-1964), who eventually moved to York, Pennsylvania to join his son Russell B. Yessler, designed the Spanish Revival house at 951 The Terrace (1915-1917) and the French influenced stone house at 935 The Terrace (1929). He also designed portions of the Colonial and Maryland theaters in downtown Hagerstown. Amos J. Klinkhart (1876-1954) designed the stone Colonial Revival house (1935) at

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Oak Hill Historic District
Washington County, Maryland

HISTORY AND SUPPORT (continued)

817 The Terrace, his own house in the Tudor Revival style at 826 Potomac Avenue (c. 1909), and the Colonial Revival brick structure at 910 Potomac Avenue (c. 1915). Klinkhart opened his office in 1907.

Fred J. Mack (1878-1957) and Charles E. Kountz formed a partnership in 1907. The firm designed the Colonial Revival brick house at 900 The Terrace about 1907. The design of this building is very similar to that of Reynolds Tavern, an eighteenth century building on Church Circle in Annapolis, Maryland. For about six years, Mack resided at 945 Forest Drive, a brick Colonial Revival structure.

The popularity of Oak Hill as a prestigious residential neighborhood declined following the end of World War II. The western and middle sections, Oak Hill Avenue to Forest Drive essentially always remained in good stead whereas much of Hamilton Boulevard and Potomac Avenue declined. The reason for the decline is primarily sociological. Most towns in Maryland during the post-war period suburbanized to some extent. The affluent classes of Hagerstown were now attracted, at least the younger generations, to the Fountainhead area north of the city that developed around a country club. Most of the Oak Hill area was developed by the start of World War II. Only approximately a dozen houses were built after that date.

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Oak Hill Historic District
Washington County, Maryland

MAJOR BIBLIOGRAPHICAL REFERENCES:

Hagerstown city directories (various publishers, primarily R. L. Polk), assorted years but primarily 1922-1923, 1935, 1940-1941. Western Maryland Room, Washington County Library, Hagerstown, MD.

Maryland Historical Trust Historic Sites Inventory: Washington County-Hagerstown files.

Sanborn Map Co. and Sanborn Perris Map Co. Insurance Maps of Hagerstown, Maryland. 1897, 1904, 1910, 1918, 1926, and 1926-September 1951 editions. Map and Geography Division, Library of Congress, Washington, D.C.

Walsh, Richard and William Lloyd Fox. Maryland: A History 1632-1974. p. 431.

Washington County Land Records, Courthouse, Hagerstown, MD.

Williams, Harold A. The Western Maryland Railway Story. Baltimore: Western Maryland Railway Co., 1952.

Williams, Thomas J. C. A History of Washington, County, Maryland, 2 vols. Baltimore: Regional Publishing Company, 1968, reprint of 1906 edition. (various biographies)

Harwood, Herbert H., Jr. Blue Ridge Trolley; The Hagerstown and Frederick Railway. San Marino, Calif.: Golden West Books, 1970.

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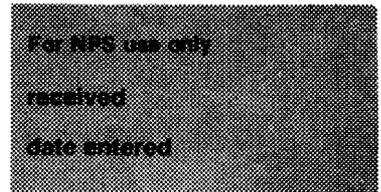
Oak Hill Historic District
Washington County, Maryland

BOUNDARY DESCRIPTION:

Beginning at the intersection of the railroad right-of-way and Potomac Avenue, the boundary projects north along Potomac Avenue where the line projects east to the alley behind the properties fronting on the east side of Potomac Avenue; here the line projects northeast along the alley to Hill Crest Road where it projects west to Quince Alley then north across West Irvin Avenue and west along the back line of 50 West Irvin Avenue and the north boundary of 1100 Hamilton Boulevard, diagonally across Hamilton Boulevard to meet the north line of 1103 Hamilton Boulevard where the line continues west to Peach Alley, south along the alley to West Irvin Avenue to the north boundary of 1019 Oak Hill Avenue and west to Plum Avenue to the north border of 1042 The Terrace and across The Terrace to West Irvin Avenue; here the district boundary projects south along the west border of 1039 The Terrace to the north line of 1003 The Terrace and west along this line to Currant Alley where it turns south to and west on Hill Crest Road to Woodlawn Way; the line drops south on Woodlawn Way to and east on Park Lane where it again projects south to the back boundaries of the properties fronting on the west side of Forest Drive to the south line of 815 Forest Drive where it turns east to Forest Drive and south, including the island park at Prospect Avenue to the railroad right-of-way and east to the starting point.

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Oak Hill Historic District

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GEOGRAPHICAL DATA:

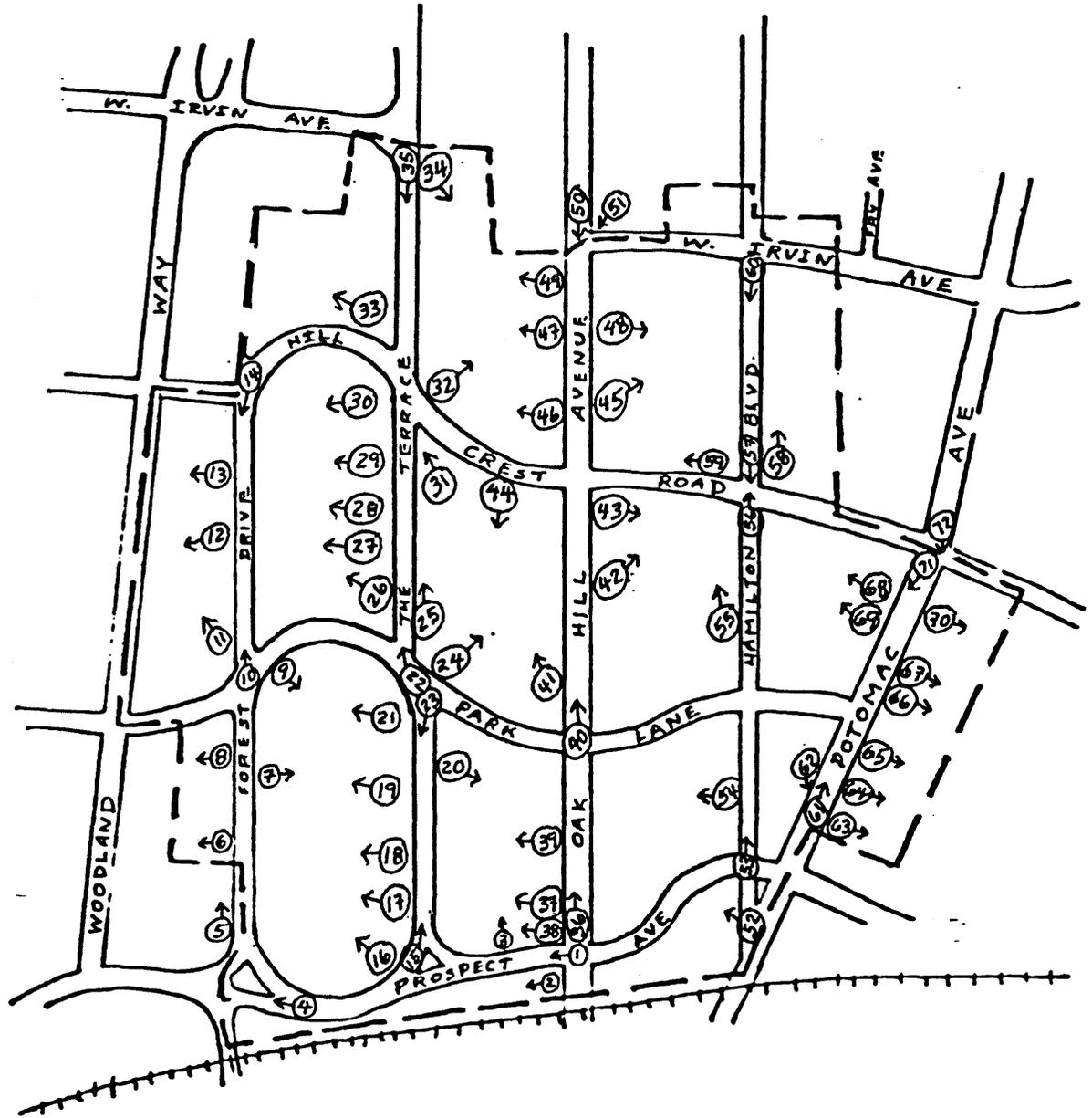
Boundary Justification: The boundaries were drawn to include that section of Northern Hagerstown that constitute the Oak Hill addition to Hagerstown laid out in 1909 for Mrs. Hamilton. The boundary lines were drawn to encompass the concentration of historic buildings constructed between 1909 and 1940 that form a cohesive grouping. The east side of Potomac Avenue is included to form a visual boundary although these properties are not historically a part of the Oak Hill addition. Most of these properties were purchased by Mrs. Hamilton and resold. These buildings are of the same character as those in the Oak Hill addition. The sections of the addition to the west of Forest Drive did not develop in a cohesive manner until post World War II. The boundaries on the north end were selected based primarily on visual reasons and follow fairly closely the northern boundaries of the Oak Hill addition. The boundary on the south is the Western Maryland Railway right-of-way, which is the historic southern boundary of Mrs. Hamilton's addition. Approximately 85% of the buildings in this historic district were standing by 1935.

OAK HILL HISTORIC DISTRICT

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Washington County
Maryland

photograph map, 1986



⑤ → = photo number and approximate direction of view

