National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic Hagerstown Commercial Core Historic District

and/or common

2. Loca	tion								
street & number		Potomac, Washington, Franklin, Antietam Summit and Jonathan St feet s,					N/A not for publication		
city, town	Hagerstown	n <u>N</u>	A vicinity of	congressiona	l district	Sixth			
state	Maryland		county	Washington		code	043		
3. Class	sification								
Category X district building(s) structure site object	Ownership public private X both Public Acquisitio in process being consider N/A	<u> </u>	cupied loccupied ork in progress sible s: restricted s: unrestricted	Present Us agricult _X_ comme educati _X_ entertai _X_ governi industri military	ture rcial onal inment ment ial	museum park _X_ private r religious scientific transpor other:	esidence 3 c		
4. Own	er of Pro	perty							
name	Multiple	public and	private owne	ers (more tha	n fifty))			
street & number	See Conti	nuations Sh	eets 1, 2, 3	, and 4					
city, town	Hagerstow	n	vicinity of		state	Maryland	21740		
5. Loca	tion of L	egal De	escripti	on					
courthouse, regis	try of deeds, etc.	Washington	County Court	house					
street & number		West Washin	gton Street						
city, town		Hagerstown			state	Maryland	21740		
6. Repr	esentatio	on in Ex	kisting	Surveys	5				
title City of H	lagerstown Site	s Survey	has this pro	operty been deter	mined ele	gible? ye	s <u>X</u> no		
date 1975-1977	7			federal	state	e county	_X_ local		
depository for sur	vey records	City of Hag	erstown and	Maryland His	storical	Trust			
city, town		Hagerstown	and Annapol	lis	state	Maryland			

7. Description

Condition

ondition		Check one
excellent	deteriorated	unaltered
good	ruins	_X_ altered
<u>X</u> _ fair	unexposed	

Check one <u>X</u> original site _ moved date _

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

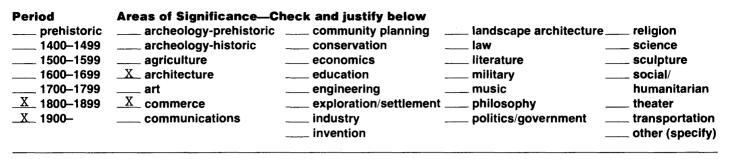
The Hagerstown Commercial Core Historic District consists approximately of a one and a half by two block rectangle which includes the major retail center of town. The center of the district is the public square which is formed by the junction of Potomac and Washington Streets, the two major traffic arteries in the city. The district extends one half block east of the public square, north to Franklin Street, west to Summit-Jonathan Streets and east to Antietam Street. It is made up almost entirely of commercial buildings constructed or remodeled for retail purposes during the last 20 years of the 19th century and the first 20 years of the 20th century. This 40 year period represents the peak of Hagerstown's prosperity. Exceptions to the commercial character of the district but integral to it are two prominently located government structures, the Washington County Courthouse built in 1874 and listed individually in the National Register of Historic Places, and the City Hall. The Courthouse is prominently located at the corner of Summit Avenue and West Washington Street. The City Hall at the corner of East Franklin and North Potomac Streets was built in 1939 on the site of an early 19th century city hall. It is also in a key location. These two public buildings helped to establish the direction of commercial growth along Washington and Potomac Streets primarily and Franklin and Summit-Jonathan Streets secondarily. Most of the buildings within the district retain the architectural characteristics of the period of their significance and provide a showcase of late 19th and early 20th century commercial styles.

GENERAL DESCRIPTION

 \mathbb{R}^{d}

During the years around the turn of the century, Hagerstown which was incorporated in 1763, became a major manufacturing city in Maryland. This industrial prosperity led to a commercial boom period which is illustrated by this historic district., in the stylistic continuity of the buildings. Nearly all of the buildings are representative of popular commercial styles of the turn of the century. Three major building types are found in the district: late Italianate two and three story buildings with prominent bracketed cornices; elaborate baroque and neo-classical forms associated with the Beaux Arts style; and a very simple early 20th century commercial style featuring strongly rectilinear forms. These three types prevail whether applied to older structures or built during the period as new construction. Most of the remaining mid 19th century or older buildings were rehabilitated using elements of the Italianate style (53-55 N. Potomac St.). A few buildings remain from the early 19th century which received relatively few alterations (68 W. Washington St.). Some of the most outstanding buildings in the district display Beaux Arts or neo classical elements with elaborate cut stone, or pressed or cast metal trim (26 W. Washington St., 27 W. Washington St.). Non-contributing buildings include irreversibly altered structures (20 W. Washington St.,) and modern infill (34-36 N. Potomac St.). However, these intrusive structures are at a minimum and do not alter the overall viability of the district.

. Significance



Specific dates late 19, early 20th Builder/Architect

Statement of Significance (in one paragraph)

Applicable Criteria: B and C

unknown

SIGNIFICANCE SUMMARY

The Hagerstown Commercial Core Historic District is significant for its portrayal of the economic growth and development of the city, and for its architecture as a showcase of late 19th and early 20th century commercial styles. Hagerstown has been since the 18th century a commercial center for not only Washington County, of which it is the County Seat, but of a larger tri-state area which includes southern Franklin County, Pennsylvania and the eastern panhandle of West Virginia. During the late 19th century, Hagerstown became a leading manufacturing city in Maryland with the production among other goods of furniture and organs. It also became a rail center. These industires resulted in a great population growth and a commercial boom period that occurred between 1880 and 1920. This economic boom is reflected in the almost total redevelopment and transformation of the downtown commercial area during that period. Large hotels catering to rail and automobile travelers were built and commercial establishments were either remodeled or built new to reflect the prosperity. Several architectural styles seemed to predominate, although not to the exclusion of other styles. The favored architectural expression was the Italianate style, followed chronologically by Beaux Arts or neo classical modes and finally by the simple rectilinear commercial vernacular of the early 20th century. Pivotal buildings in the district are the Washington County Courthouse and the Hagerstown City Hall which helped to establish the direction of commercial growth along West Washington and North Potomac Streets.

HISTORY AND SUPPORT

According to <u>Maryland, A History, 1632-1974</u>, edited by Richard Walsh and William Lloyd Fox, Hagerstown, by 1914 was a major manufacturing city in Maryland: "by that date (1914) Hagerstown emerged as the second manufacturing city in Maryland in terms of value of product, edging out Cumberland, which heretofore had held that position. In population Hagerstown grew from 6,627 in 1880 to 16,507 in 1910. It supported a variety of industries, the most important being machine shops, steam railroad repair shops, flour and grist mills, furniture, knit goods and organs."¹

Hagerstown was also a cross roads of major highways and more importantly for the significance of this district, the city was also a major railroad center. Hotels like the Dagmar, for example, built in 1910 and located at the southwest corner of the district, were built to serve rail travelers. Early advertisements for the Dagmar Hotel emphasize its advantageous location opposite the B & O Railroad and near the Cumberland Valley and Norfolk and Western Railroad stations.

9. Major Biblic aphical Reference

See Continuation Sheet #6

creage of nomin	ated propertyapp	rox. 26 ac:	res			1 0/ 000
Quadrangle name Hagerstown				(Quadrangle sc	ale
JMT References						
1 18 2 6 10 Zone Eastin		1 7 0 0 g	B 1 Zor		والمسادي المسادية	3 9 1 5 2 0 thing
	6 4 8 0 4 3 9		D [<u>1</u>] F []	8 2 6 6		3 9 13 2 0
			нЦ			
For Verba For Bound	y description and al Boundary Des lary Justificat	cription s ion see Co	ntinuation Sh	eet #5		
77/4	nd counties for pr	-		or county bou	Indaries	
tate N/A		code	county	<u></u>		code
tate		code	county			code
rganization treet & number	Preservation Box 202	hobociace		date telephone	July 1982 301-791-7	
ity or town	Sharpsburg			state	Maryland	21782
2. Sta	te Histori	ic Pres	ervatio	n Offic	er Cer	tification
he evaluated sign	nificance of this prop	perty within the	e state is:	<u> </u>	· . · · · · · · · · · · · · · · · · · ·	
	_ national	state	<u>X</u> local			
s the designated	State Historic Prese Inate this property f riteria and procedure	or inclusion in	the National Register	ster and certif	y that it has be	en evaluated
65), I hereby nom			Mitte		12-9-82	2
65), I hereby nom ccording to the c	servation Officer sig	nature 🤇	TUUN			
65), I hereby nom ccording to the c		/	ATION OFFICER		date	

National Register of Historic Places Inventory—Nomination Form

Hagerstown Commercial Core Historic District Continuation sheet Washington County, Maryland Item number

Page

1

PROPERTY OWNERS IN DOWNTOWN HISTORIC DISTRICT

(Numbers correspond to attached map)

- Washington County Commissioners Washington County Court House
- Hagerstown Trust Co. William E. King, Jr., Pres.
 83 West Washington Street
- Farmers and Merchant's Bank Richard Wantz, Pres.
 S9 West Washington Street
- 4. 51-53 West Washington Street (Rosen's) Aaron Ruben & Max Greenwald P.O. Box 419
- 5. 27 W. Washington Street (Book Store) Biltrite Homes (Vincent Groh) 151 West Washington Street
- C. W. Humrichhouse (People's) 208 Calvert Street, N.W. Washington, D.C. 20007
- South Potomac Street (Prof. Arts) Mary R. Poser et al. 605 Orchard Road
- 8. 13 South Potomac Street (being sold) Walter E. Bailey Rt. 1, Box 206
- 9. 21 South Potomac Street Citizens to Save the Maryland Theatre
- 27 South Potomac Street (Corvette) Charles W. Harbaugh 118 South Mulberry Street
- 35 South Potomac Street First Hose Fire Company, Inc.
- 39 S. Potomac Street (Majestic) Constantine Nakopoulos
 114 East Magnolia Avenue

- 13. 41 South Potomac St. (Modern Shoe) Demetra Scoropanos 112 South Mulberry Street
- 14. 49 South Potomac Street Benjamin A. Bastion c/o Ben's Flower Shop

4

- 15. 57 S. Potomac St. (Colonial-being sold) S. & D., Inc.
- 16. 56 South Potomac Street Lelyn Estates Attn: Lynn Meyers, Esq. P.O. Box 1267
- 17. 50 South Potomac Street Masonic Temple
- 48 South Potomac Street George F. Stotler
- 38 South Potomac Street Dean A. Keagy
 82 West Washington Street
- 36 South Potomac Street Lizzie H. Stauffer
 c/o Alvin P. Stauffer, Jr.
- 21. 28 South Potomac Street Schindel Rohrer & Co., Inc. J. R. Schindel, III
- 22. 14 South Potomac Street Faith Chapel Church
- 23. 6-8 South Potomac Street Robert L. Logsdon 1227 Wabash Avenue
- 24. 2 South Potomac St. (Madison Photo) Gilbert W. Hovermale

SEE CONTINUATION SHEET #2

National Register of Historic Places Inventory—Nomination Form

Hagerstown Commercial Core Historic District Continuation sheet Washington County, Maryland Item number

PROPERTY OWNERS IN DOWNTOWN HISTORIC DISTRICT

(Page 2)

- 25. Alexander House Homeowners Foundation Fund of Washington County 11 West Baltimore Street
- 26. 10 Public SquareMartha W. Bristow1013 Oak Hill Avenue
- 27. 12-16 Public Square Vincent R. & Charles G. Groh 153 West Washington Street
- 28. 10 East Washington St. (Dutch Kitchen) Richard F. Stahl
- 29. 14½ East Washington Street (Wharf) Antonio Pennesi
- 30. 151 W. Washington St. (Dollar Store) Garland E. Groh
- 31. 32 North Potomac Street Loyola Federal Savings & Loan Assn. David R. Lewis, Asst. Vice Pres.
- 32. 44 North Potomac Street Miller's, Inc.
 1202 Payne Shoemaker Building P.O. Box 785 Harrisburg, Pa. 17108
- 33. City of Hagerstown Mayor & Council City Hall
- 34. 33-35 N. Potomac St. (E.C. Larsen's) Carlbert Association Rt. 2, Box 57 Knoxville, Maryland 21758
- 35. 39 North Potomac St. (News Agency) John K. Collins

- 36. 15 North Potomac Street R. Paul Hoffman
- 37. 7 North Potomac Street (Bikle's) William H. Clowser, Jr.
 27 South Locust Street
- 38. 20 Public Square Fleischer Co.
- 39. 2 W. Wash. Street (being sold) Edward Cochran et al.
 140 West Washington Street
- 40. 18-22 W. Wash. St. (Grand Piano) Mary A. Cartledge et al. c/o Robert E. Glenn P.O. Box 2887 Roanoke, Virginia 24001
- 41. 26 West Washington Street Hays, R. M. Brothers P.O. Box 2152
- 42. 34-38 West Washington Street Allen R. Routzahn
 P.O. Box 663
 Frederick, Maryland 21701
- 43. 50-56 W. Washington St. (McCrory's) Ms. Judith Bernstein et al. 888 7th Avenue Tax Department, 25th Floor New York, New York 10019
- 44. 60-62 West Washington Street White Cross T/A Revco Discount Drug Centers 1925 Enterprise Parkway Twinburg, Ohio 44087
- 45. 72-74 West Wash. St. (Manny's Rugs) Odell Rosen 1801 Woodburn Drive SEE CONTINUATION SHEET #3



Page

National Register of Historic Places Inventory—Nomination Form

Hagerstown Commercial Core Historic District Washington County, Maryland Item number Continuation sheet

3

Page

PROPERTY OWNERS IN DOWNTOWN HISTORIC DISTRICT

(Page 3)

- 46. 82 West Washington Street Maryland National Bank Charles E. Delauter, Vice Pres.
- 47. Hamilton Hotel Leslie Meil, et al. c/o Hilton Smith 50 Summit Avenue
- 48. 16 East Antietam Street William F. Park
- 58 W. Antietam St. (Antietam Tavern) 49. R. W. South c/o Mrs. Dorothy M. Wantz 2100 Hillendale Road
- 50. 32 Summit Avenue Mitchell H. Dodson
- 30 Summit Avenue 51. Shockey's Furniture Co.
- 52. 49 Summit Avenue (Wright-Gardner) Prospect Realty Co.
- 53. 53 Summit Avenue C&P Telephone Co. c/o Staff Supprt Reports & Tax Shawan & York Roads Cockeysville, Maryland 21030
- 54. 25-27 Summit Avenue Herald - Mail Co. 100 Summit Avenue
- 55. 101 West Washington Street Nicodemus National Bank
- 37 North Jonathan St. (Gas Station) 56. Maurice W. Toms
- 57. 49 N. Jonathan St. (Central Chemical) Franklin M. Thomas P.O. Box 918

58. 55-57 North Jonathan Street Robert E. Kuczynski

4

- 59. 101 W. Franklin St. (Gunnell's) William L. Gibson
- 60. 28 North Jonathan Street George Snyder, Jr.
- 61. 36-40 N. Jonathan St. (Ingram's) J. Frank Fearnow
- 62. 69-71 West Franklin Street Gibney Florist, Inc. P.O. Box 916
- 63. 63 West Franklin Street Cecia P. Smith
- 64. 55-57 W. Franklin St. (Dry-Cleaning) Mansoor Emral-Shaool 72 West Washington Street
- 65. 53 W. Franklin Street (Leed's) Meyer Berkson 1419 Potomac Avenue
- 66. 49-51 West Franklin St. (Fez) Melvin C. Greenwald et al. T/A Greenwald Rentals 211 South Locust Street
- 67. 47 West Franklin St. (Paint & Glass) Leonard G. Mathias P.O. Box 548
- 68. 35-37 West Franklin Street Govt. Service Savings & Loan Co. 7200 Wisconsin Avenue Bethesda, Maryland 20014
- 69. 29-31 West Franklin Street Halfway Liquors, Inc. P.O. Box 688 SEE CONTINUATION SHEET #4

National Register of Historic Places Inventory—Nomination Form

Continuation sheet Hagerstown Commercial Core Historic District Washington County, Maryland Item number

Page

4

PROPERTY OWNERS IN DOWNTOWN HISTORIC DISTRICT

(Page 4)

- 70. 27 West Franklin St. (Print Shop) James E. Parker
 8205 Hamilton Spring Bethesda, Maryland 20034
- 71. 17-19 West Franklin Street Janice Ryan
 103 Archer Lane
 Williamsport, Maryland 21795
- 72. 81 East Franklin Street James F. Noland1815 Virginia Avenue
- 73. 100 North Potomac Street (CASA) Melvin N. Abbiati 1123 Oak Hill Avenue
- 74. 101-103 N. Potomac St. (Lena Darner's) Dale E. Martin et al. P.O. Box 484
- 75. 16-18 West Franklin Street UAW - CIO #824
- 76. 20-22 W. Franklin St. (Re-uzit Shop) Robert A. Wolf 901 Dewey Avenue
- 77. 24-26 W. Franklin St. (Smoke Shop) Samuel J. Strouth
 417 North Potomac Street
- 78. 28 W. Franklin St. (Braod Axe) John Winterburn
- 79. 34 West Franklin Street Julian L. Oliver P.O. Box 857
- 80. 44 West Franklin Street U. S. Post Office
- 81. 64-66 W. Franklin St. (Neikirk) Downtown Development Enterprise

- 82. 68-70 W. Franklin St. (Geisha) Joseph & Irving Einbinder Trustees for Julius Einbinder
 8932 Cherbourgh Drive Potomac, Maryland 20854
- 83. 100 West Franklin Street Robert H. Bricker 1802 Woodburn Drive Hagerstown, MD 21740
- 84. 101-103 South Potomac Street John W. Roessner 511 Gordon Circle

National Register of Historic Places Inventory—Nomination Form

Continuation sheet Hagerstown Commercial Core Historic District Washington County, Maryland Item number

Page

7 and 10

GENERAL DESCRIPTION (Continued)

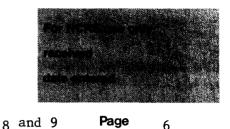
The topography of the district slopes from north and west to the south and east. North Potomac Street between the square and Franklin Street has a substantial change in grade, leveling as it reaches the square. West Washington Street, West Antietam Street in the blocks west of the west boundary of the district rise sharply in grade, but level as they reach Summit Avenue. At the east edge of the district East Washington and East Antietam Streets drop in elevation between North Potomac and Jonathan Streets. Much of the district, then, with the exception of its northeast corner lies in a small plateau between grades.

BOUNDARY JUSTIFICATION

The boundaries described enclose the main commercial area of Hagerstown. Within the boundaries the buildings share a common purpose: primarily retail and other uses related to the economic center of the community. The buildings also have in common their age, ranging in a 40 year span from about 1880 to 1920. During this time most of the buildings in the district were either constructed or substantially renovated. While commercial buildings eligible for the National Register are to be found outside the boundaries of this district, neighboring areas are more predominently residential as built, and thus do not carry the same significance as this district relative to the commercial development of Hagerstown. This district is tightly defined building type. The actual boundaries consist primarily of existing property lines.

National Register of Historic Places Inventory—Nomination Form

Hagerstown Commercial Core Historic District Continuation sheet Washington County, Maryland Item number



6

HISTORY AND SUPPORT (Continued)

With the decline of the railroads in the second half of the 20th century and the development of successful shopping centers outside the downtown area, the commercial core has become static with minimal changes dating from after the 1930s. Thus, the district's period of significance has a definite terminus and terminus post-quem, which strengthens its statement about the anti-quem economic history of Hagerstown.

¹ Eleanor Bruchey, "The Industrialization of Maryland." in <u>Maryland, A History</u>, 1662-1974. Richard Walsh and William Lloyd Fox, eds. Baltimore: Maryland Historical Society (1974) p. 431.

MAJOR BIBLIOGRAPHICAL REFERENCES

Andrews, Ronald L., Survey of Hagerstown, 1975-1977. Files at Maryland Historical Trust.

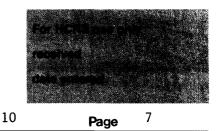
Hagerstown City Directories

Walsh, Richard and William Lloyd Fox, eds. Maryland, A History, 1662-1974. Baltimore: Maryland Historical Society, 1974.

Weaver, Clarence E., pub. Story of Hagerstown, Md. Illustrated, Hagerstown: Mail Publishing Co., Summer 1911.

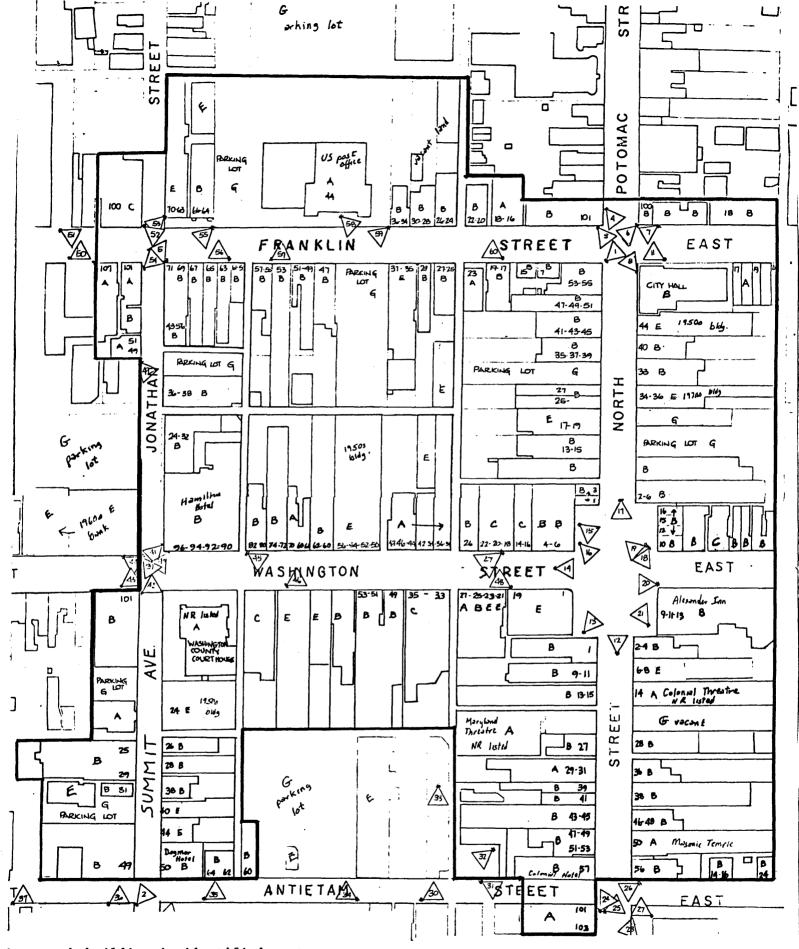
National Register of Historic Places Inventory—Nomination Form

Hagerstown Commercial Core Historic District Continuation sheet Washington County, Maryland Item number



VERBAL BOUNDARY DESCRIPTION

The Hagerstown Commercial Core Historic District consists of an area bounded as follows: beginning at a point at the north property boundary of the building located at 100 North Potomac Street and following said north property line(s) to an alley; then turning south and following the west margin of the alley to the north curb of East Antietam Street; then turning 90 degrees west and following the north curb line of East Antietam Street to the west curb line of South Potomac Street then turning 90 degrees to the south and continuing along the west curb line of South Potomac Street to a point opposite the south property line of the building located at 101-103 South Potomac Street; then turning 90 degrees to the west and following said south property boundary to the west property boundary; then turning 90 degrees to the north and following the west property boundary to West Antietam Street; then across West Antietam Street to its north curb line; then turning 90 degrees to the west and following the north curb line to the east edge of the first alley west of South Potomac Street; then turning 90 degrees north along the east edge of said alley to its intersection with the alley south of West Washington Street; then turning 90 degrees to the west and following the north edge of said alley to its intersection with the alley east of Summit Avenue; then turning 90 degrees south along the east edge of said alley to the rear property boundary of the building located at 60 West Antietam Street; then following the north and east property lines of said building to the north curb line of West Antietam Street; then turning 90 degrees west and following the north curb line of West Antietam Street to the west property lines of the buildings on the west side of Summit Avenue; then following said west property lines to the south curb line of West Washington Street; then turning 90 degrees east to the southwest corner of Summit and West Washington Streets; then turning 90 degrees north and continuing along the west curb line of Jonathan Street to the south property boundary of the building located at 49-51 Jonathan Street; then turning west along the said south property boundary and that of 107 West Franklin Street; then turning 90 degrees north along the west boundary line of 107 West Franklin Street to the south curb line of West Frankin Street; then continuing north across West Franklin Street to a point at the west property line of the building located at 100 West Franklin Street; then following said west property line to the north property line of said building; then turning 90 degrees east and following said property line to Jonathan Street; then continuing in a straight line across Jonathan Street to its east curb line; then turning 90 degrees to the north along the east curb line of Jonathan Street to the south edge of the alley north of and parallel to West Franklin Street; then turning 90 degrees to the east and following the south edge of the alley to its intersection with the alley which runs west of and parallel to North Potomac Street; then turning 90 degrees south and following the east edge of said alley to the rear property lines of the buildings east of the alley which face onto West Franklin Street; then turning 90 degrees south and following the north boundaries of the properties facing onto West Franklin Street to the place of beginning.



each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commerical Core Historic District Hagerstown, Washington County, Maryland entered into National Register 17 Jan. 1983 Hagerstown, Washington County, Maryland

Sketch Map 1982

. •

Scale 1"= 100'

]

J

A = photograph # and direction

5 E

The historic and cultural resources within the district are coded as to the contributive value of the resource to the significance of the district. The code is as follows:

- A. A resource important to the significance of the district which appears to be eligible for National Register listing individually.
- B. A resource that contributes to the significance of the district but does not appear to be eligible for National Register listing individually.
- C. A resource that currently does not contribute to the significance of the district because of its integrity but would contribute with sympathetic rehabilitation or restoration or may contribute as a result of further historical research.
- D. A resource that does not contribute to the significance of the district but may be eligible for listing in the National Register within its own historical and cultural context.
- E. A building, structure or object that does <u>not</u> contribute to the significance of the district and <u>is not</u> eligible for listing in the National Register.
- F. An open-space resource that contributes to the significance of the district.
- G. A non-historic open space that does not contribute to the significance of the district.

