

REVIEW SHEET

FHD-494

Historic Preservation Certification Application—Significance

Property: 12 WEST PATRICK ST., FREDERICK, MD. Project No.: _____

Historic District: FREDERICK

3-14-88 date initial application received by State _____ date(s) additional information requested by State

3-14-88 date complete information received by State _____

_____ date of this transmittal to NPS _____

Inspection of property by State staff? no yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER 1	This property involves:
<input checked="" type="checkbox"/>	Extensive loss of historic fabric
<input type="checkbox"/>	Substantial alterations over time
<input type="checkbox"/>	Preliminary determination of listing
<input type="checkbox"/>	for district
<input type="checkbox"/>	for individual property
<input type="checkbox"/>	Significance less than 50 years old
<input type="checkbox"/>	Obscured or covered elevation(s)
<input type="checkbox"/>	Moved property
<input type="checkbox"/>	State recommendation inconsistent with NR documentation
<input checked="" type="checkbox"/>	Recommendation different from the applicant's request

NUMBER 2	Complete item(s) below as appropriate.
	(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>19TH</u>
	(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____.
	(3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.
	(4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____
	B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <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
	(5) The property <input checked="" type="checkbox"/> is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input checked="" type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT IN 1935, THIS STRUCTURE REPRESENTS ONE OF THE FEW "ART MODERNE" BUILDINGS FOUND IN THE FREDERICK HISTORIC DISTRICT. ALTHOUGH ITS STOREFRONT WAS ALTERED IN 1968, AND THE DECORATIVE CARRARA GLASS WAS REMOVED AT AN UNKNOWN DATE, THE BUILDING RETAINS ITS OVERALL FORM AND FENESTRATION.

THE INTERIOR, WITH ITS OPEN SPACE PLAN, PRESSED METAL CEILING AND ORIGINAL STAIRCASE, REMAINS INTACT AND IS TYPICAL OF AN EARLY 20TH CENTURY COMMERCIAL SPACE.

THIS OFFICE BELIEVES THAT THIS STRUCTURE WILL CONTRIBUTE TO THE REVISED NR HISTORIC DISTRICT WHICH IS BEING EXPANDED TO INCLUDE BUILDINGS BUILT UP TO AND INCLUDING 1941.

NUMBER
4

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

4-14-88
Date


State Official Signature

See attachments:

NPS Comments:

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 -- EVALUATION OF SIGNIFICANCE

RECEIVED

NPS Office Use Only

NPS Office Use Only

NRIS No: _____

Project Number: MAR 14 1988

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

MARYLAND HISTORICAL TRUST

1. Name of property: 12 West Patrick Street
Address of property: Street 12 West Patrick Street
City Frederick County Frederick State Maryland Zip 21701
Name of historic district: Frederick Historic District
 National Register District certified state or local district potential historic district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
 certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:
Name Cherilyn Widell
Street 2022 Columbia Road City Washington
State D.C. Zip 20009 Daytime Telephone Number (202) 265-8847

Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name South Market and West Patrick Street Partnership Signature [Signature] Date 3-10-88
Organization _____
Social Security or Taxpayer Identification Number _____
Street 13447 New Hampshire Avenue City Silver Spring
State Maryland Zip 20904 Daytime Telephone Number (301) 384-5161

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No: _____

See Attachments

FAD-494

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-
PART 1

12 West Patrick Street
Property Name
12 West Patrick Street
Property Address

Project Number:

5. **Description of physical appearance:** 12 West Patrick Street is a rectangular three-story brick and cinderblock building with a flat, built-up roof. The front of the building has a stepped gable and is decorated by a face brick facade originally framed by decorative black carrara glass, which was also located on the parapet. Windows which once extended across the front of the building at the second level have been closed with plywood. The first level front of the building has been substantially changed by the addition of a "pseudo colonial" wooden storefront, with broken pediment over the centered front entrance. It is flanked by large show windows, which are framed by a wooden storefront supported by plain columns. Metal framing on the roof once held an electric sign for the Sears Building. The rear of the building is three bays wide. A plain brick elevator shaft is located in the first bay. Paired, stationary, 6 pane steel fixed windows are located on each level in the center bay. A painted, one-story cinderblock addition with brick and concrete loading dock extends to the rear of the building. Clerstory steel fixed windows are located on the first level of the east side of the building.

On the interior of the building the basement, floors, first and second levels, are open sales floors with no partitions except for a mezzanine area overlooking the first level. The only distinguishing features on these floors are an open metal stair located along the east party wall in the center of the rear. The rear side of this stair, which has straight metal balustrades, is decorated by pressed tin. The first and second levels also have pressed tin ceilings which have been subjected to extensive water damage because of a roof in poor condition. The building has two communicating doorways with the adjacent building (east) at 10 West Patrick Street, which are located in the center and mid-rear of the building. A freight elevator and plain metal stair is located in the rear corners of the building and rise from the basement to the third level. The third level of the building has never been finished. It has exposed brick and cinder block walls and some vertical board partitions.

Date of Construction: c. 1935 Source of Date: _____
Date(s) of Alternation(s): c. 1968
Has building been moved? Yes No If so, when? _____

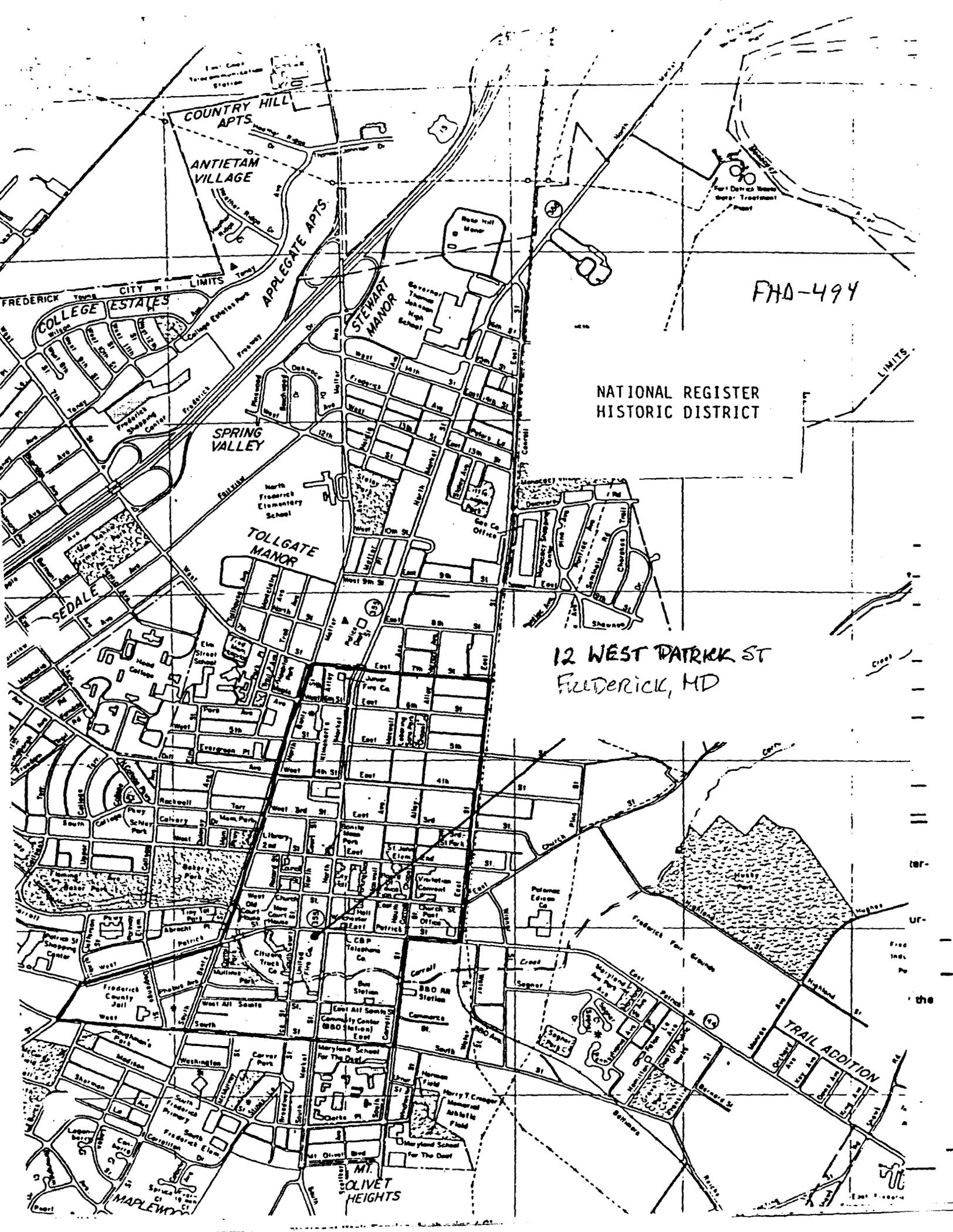
6. **Statement of significance:**

The building is an example of Art Moderne in the Frederick Historic District. Although once a significant part of the architectural history of the communit, a major storefront change and removal of carrara glass has diminished its character.

7. **Photographs and maps.**

Attach photographs and maps to application.

Continuation sheets attached: yes no



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NATIONAL REGISTER HISTORIC DISTRICT

12 WEST PATRICK ST
FREDERICK, MD

COUNTRY HILL APTS

ANTIETAM VILLAGE

APPLGATE APTS

STEWART MANOR

COLLEGE ESTATES

SEDVALE

SPRING VALLEY

TOLLGATE MANOR

TRAIL ADDITION

MT. OLIVET HEIGHTS

FREDERICK CITY LIMITS

LIMITS

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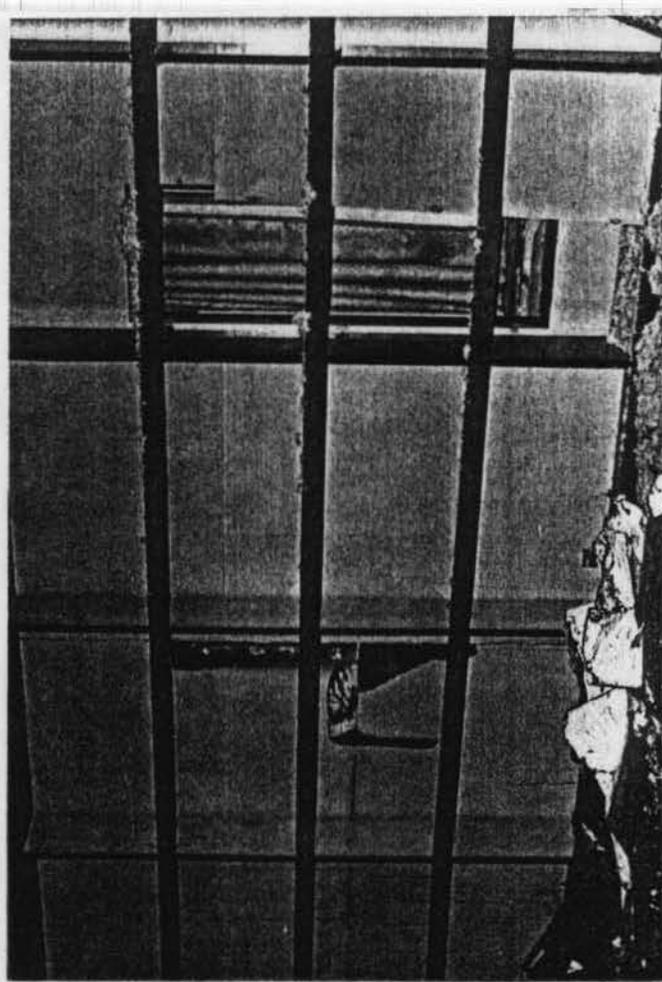
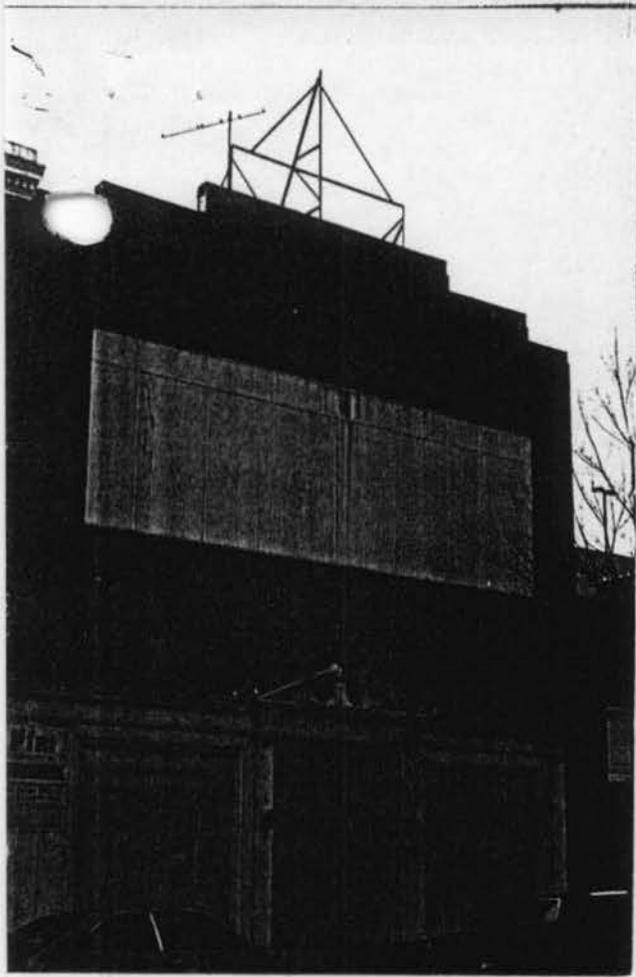
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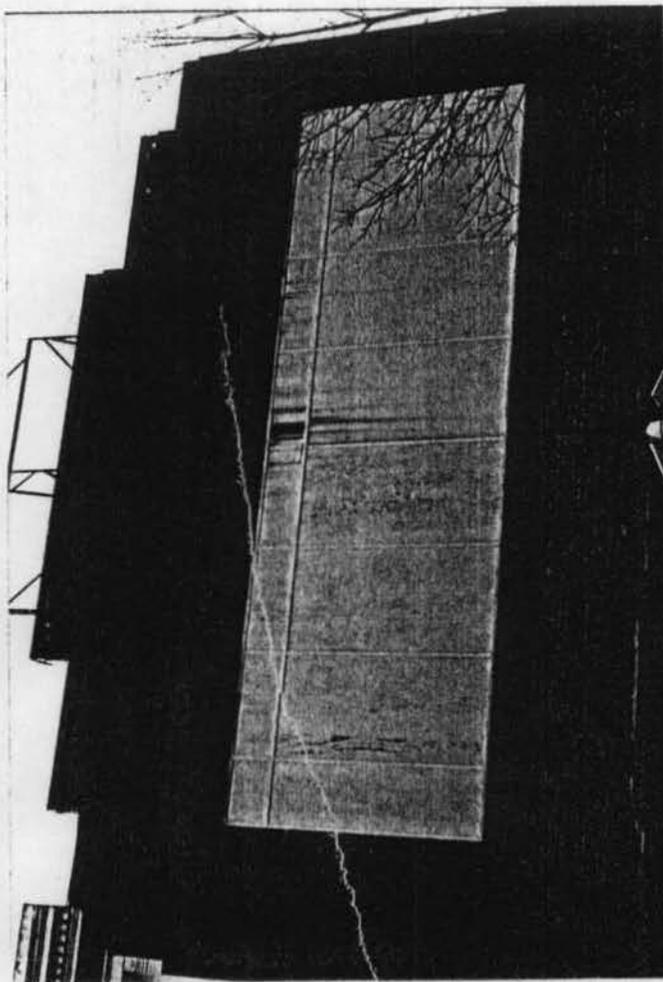
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FHD-
494



MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

old SEARS (Main Store)

2 LOCATION

STREET & NUMBER

12 W. Patrick Street

CITY, TOWN

Frederick VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Frederick

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" 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 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 checked="" 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 type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

Liber #:

Folio #:

STREET & NUMBER

N. Court Street

CITY, TOWN

Frederick, Maryland

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a three story brick attached building three bays wide and approximately five bays long joined by a full width, four story very long extension of later construction. The building has a newer "modern" front facade of face brick, a colonial styled shop front with a broken pediment, large paned shop windows and coach lamps. The second story front has a continuous band of large pane windows. A stepped parapet tops the front roofline. There is a rather flat roof covered with a tar compound, slopes to the rear, and has a built up wall on the right side. It rests on a low foundation.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<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 checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		No present architectural significance

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building compares to its neighbors in size and shape only and should be restored back to its original front facade.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

*DOUGLAS M. GREENE
ARCHITECTURAL HISTORIAN*

ORGANIZATION

*HISTORICAL DISTRICT COMMISSION
CITY of FREDERICK, MD. 21701*

DATE

OCTOBER 1974

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438