NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

WA-HAG-158

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Hagerstown

other names/site number: Hagerstown Historic District (preferred)

2. Location

street & number: multiple downstown streets — N/A not for publication

city, town: Hagerstown — N/A vicinity

state: Maryland code: MD county: Washington code: 43 zip code: 21740

3. Classification

Ownership of Property
- [X] private
- [X] public-local
- [X] public-State
- [X] public-Federal

Category of Property
- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property

Contributing	Noncontributing	
1950	142	buildings
44	97	sites
3		structures
		objects
2007	239	Total

ame of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 354

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — Date 12/16/93

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- [ ] entered in the National Register. [ ] See continuation sheet.
- [ ] determined eligible for the National Register. [ ] See continuation sheet.
- [ ] determined not eligible for the National Register.
- [ ] removed from the National Register.
- [ ] other, (explain:)

Signature of the Keeper — Date of Action

6. Function or Use

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Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC/single dwelling	DOMESTIC/single dwelling
COMMERCE/TRADE/business, speciality store	COMMERCE/TRADE/business, speciality store
GOVERNMANT/city hall, courthouse	GOVERNMENT/city hall, courthouse
RELIGION/religious structures	RELIGION/religious structures

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
Federal	foundation	brick, stone
Italianate	walls	brick, wood, stone
Georgian Revival	roof	metal, slate, asphalt
	other	wood

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

The Hagerstown Historic District contains the downtown commercial and governmental center as well as several surrounding urban residential neighborhoods and industrial areas. The district is bounded on three sides by railroads constructed during the mid and late 19th century. It includes the original plat of Hagerstown, laid out in the 1760s, as well as areas of expansion that developed generally prior to or just after the turn of the century. Later, large suburban areas beyond the railroad tracks were opened for development. The district depicts Hagerstown's early history and the transformation that occurred in the last quarter of the 19th century with massive growth, urbanization and industrialization. The character of the district is urban, with a commercial and governmental center ringed by distinct residential neighborhoods, some quite densely populated. Most buildings reflect the architectural vocabulary of the late 19th and early 20th century, although there are a significant number of older buildings depicting the city's early history.

[X] See continuation sheet No. 4

8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	c. 1770-1941	c. 1770
Commerce		1941
Government		

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Sims and Sims, architects

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY:

The Hagerstown Historic District encompasses the original plat of the city established in 1762, as well as parts of several additions. It represents both the old 18th and 19th century town, as well as the transformation and development that occurred in Hagerstown during its major growth period from the 1870s through 1941. The district represents Hagerstown's role as a "Hub City," its nickname, in transportation, manufacturing, and as an agricultural center in western Maryland, as well as a county seat in the 18th, 19th, and 20th centuries.

☒ See continuation sheet No. 8

9. Major Bibliographical References

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See Continuation Sheet No. 18

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property approximately 425

USGS quad: Hagerstown, MD

UTM References

	Zone	Easting	Northing
A	18	267790	4392050
B	18	267330	4390460
C	18	266520	4389320
D	18	266010	4389780
E	18	265810	4391140
F	18	266760	4392750

☐ See continuation sheet

Verbal Boundary Description

See Continuation Sheet No. 19

☐ See continuation sheet

Boundary Justification

See Continuation Sheet No. 19

☐ See continuation sheet

11. Form Prepared By

name/title Paula Stone Reed, Ph.D., Architectural Historian

organization Preservation Associates, Inc. date 18 June 1991

street & number 19942 Lehman's Mill Road telephone 301-791-7880

city or town Hagerstown state Maryland zip code 21742

★U.S.GPO:1988-0-223-918

Number of Contributing Resources Previously Listed in the National Register: 354 (12 listings)

Washington County Courthouse
95 West Washington Street
24 December 1974
1 Contributing Resource

Miller-Price House
131-135 West Washington Street
24 May 1976
1 Contributing Resource

Maryland Theatre
21-23 South Potomac Street
13 November 1976
1 Contributing Resource

16-22 East Lee Street
25 November 1977
1 Contributing Resource

Colonial Theatre
12-14 South Potomac Street
2 August 1978
1 Contributing Resource

Old Washington County Library Building
21 Summit Avenue
2 October 1978
1 Contributing Resource

South Prospect Street Historic District
1 October 1979
52 Contributing Resources

Hagerstown Charity School
102 East Washington Street
16 December 1982
1 Contributing Resource

See Continuation Sheet 2

Hagerstown Commerical Core Historic District
17 January 1983
111 Contributing Resources

Hagerstown Armory
328 North Potomac Street
25 September 1985
1 Contributing Resource

Potomac-Broadway Historic District
12 December 1990
191 Contributing Resources

Elliott-Bester House
205-207 South Potomac Street
2 May 1975
1 Contributing Resource

GENERAL DESCRIPTION:

The Hagerstown Historic District includes the area of the city bounded on the north, west and south by the Western Maryland, Norfolk and Western, and B&O Railroads respectively. The nominated area also includes most of that which was shown as developed on the 1891 Vandevantner and Evans map of Hagerstown Architects, Hagerstown Maryland in 1891.

The nominated area includes the downtown commercial and governmental section, as well as several urban residential neighborhoods. Also included are a group of industrial buildings from the late 19th century; the 18th century Hager Mill, house and adjacent Hager Park; and the Rose Hill Cemetery, established in 1865 with the adjoining Washington Confederate Cemetery.

The district reflects the transformation of Hagerstown that began in the 1880s and peaked about 1900-1910 during the time that the city was experiencing rapid growth and development. During these years many of the city's older buildings were replaced or remodeled to be consistent with the city's prosperity and urbanization. In addition, many new streets or extensions of older streets were developed as housing for industry owners, managers, and workers, and for people in related vocations as the growth occurred.

Several types of buildings are particularly associated with this time period in the district. Large stylish mansions occupied by industrialists, upper level managers, professionals, and merchants are found on Broadway, and on South Prospect and North Potomac streets (see National register nominations for the South Prospect Street and the Potomac-Broadway Historic Districts).

Single family, duplex and row houses from the turn of the century period are located on Locust, Mulberry, Cannon, Jefferson, East Washington, East Franklin, Hager, South Potomac, and Frederick streets. One of the most frequently encountered types is the frame or brick four-bay duplex with a side gabled roof and one story porch extending across the front. Brick houses of this type usually have segmentally arched window heads. Porches are typically hip-roofed and supported by round doric columns. These

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houses are characteristically quite plain, without decorative trim.

Another, more embellished, type of brick duplex and row house in the north part of the district has distinctive round-arched openings at the first floor level, and stone trim. The repetitive arches across the front elevation form a decorative pattern, particularly prevalent on Fairgrounds Avenue, the upper blocks of Mulberry, and the 100 blocks of East North Avenue and Broadway. This house type generally dates from the first decade of the 20th century.

Slightly earlier, are frame or brick houses with three to five bays and central cross gables. Always with porches, these houses frequently have some embellishment such as porch brackets and gingerbread.

Also found in the residential sections of the district are several brick or rusticated block apartment houses of three or four stories in height with flat roofs. In general, built between 1910-1930, they are concentrated on Summit Avenue, and on E. Baltimore, North Potomac, and South Potomac streets.

After about 1900, North Jonathan Avenue became a black community. There, in addition to duplexes already described, may be found small, one story gable-fronted houses, two bays wide. These houses appear to be associated with the black cultural heritage, and while not the majority of houses in the Jonathan Avenue neighborhood, they appear rarely outside that area. In the Jonathan Avenue area, the district becomes fragmented with the historic character of the community interrupted by mid and late 20th century housing projects.

Throughout the residential parts of the district are found American Foursquare and Bungalow houses representing the later years of the period of significance, 1910-1930s.

The residential areas of the district essentially ring the downtown commercial core of the city. Throughout the residential sections there are important elements other than buildings that help to define the city's character. These elements include brick sidewalks with limestone curbs; poured concrete or cut stone

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stoops, usually with curving side walls which by their repetition create a rhythmic pattern along many residential streets; iron fences, some of which are highly elaborate; stone or brick walls; and porches. Worthy of particular note is the stuccoed and tiled Spanish Colonial Revival wall along the west side of Hood Street between West Lee Street and Sycamore Street.

Along the northwestern rim of the district and scattered through the downtown area, are a number of large industrial buildings, most dating from the late 19th century period. These buildings are of brick construction often embellished with pilasters and corbeling. The Moller Organ Co. building on North Prospect Street, and Foltz Manufacturing Company at East Washington and Locust streets are excellent examples of these industrial structures from Hagerstown's period as a manufacturing center in the early 20th century.

The downtown area along Potomac, Washington, and Franklin streets is the commercial and governmental center of the city. Here are found the County Courthouse, City Hall and the Post Office. During its period of rapid growth and development, Hagerstown's commercial area took on a distinctly urban appearance with three to nine story buildings lining the streets. Some of these structures are quite elaborate, embellished with brackets, quoins and molded trim (See N.R. nomination for the Hagerstown Commercial Core Historic District).

Although the massive growth that occurred during late 19th and early 20th century radically altered Hagerstown's appearance, some vestiges of its early days remain. Scattered throughout the district are pre-1850 buildings, a few of which have survived with minimal alterations. These structures are of log, brick or stone construction and range in date of construction from the fourth quarter of the 18th century to the mid 19th century. The more modest examples are 1 or 1½ stories in height and of sided log construction. These are very rare in the district. Apparently, it was the more substantial dwellings that survived. These include brick houses from the late 18th century such as the Elliott-Bester house (NR) on S. Potomac Street, c.1780, and the brick house in Hager Park dated 1791. Typically, they have Flemish bonding at one

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or more elevations and molded brick water tables. Several 18th century stone houses remain in the district, such as 119 N. Potomac Street. An early two-story sided log or timber frame house is located at 277 S. Potomac Street.

In the early 19th century, houses reflected the then current Federal (Neoclassical) style with more delicate facades, dormer windows, fan lights, and parapets. The Miller House (NR) at 135 W. Washington Street, dating from 1823-25, and the Knicely Building in the same block are examples from this period.

Another important element of the district is the Agricultural and Mechanical Association building dating from 1880 and located at the fairgrounds on North Mulberry Street. Built in the Classical Revival style with two story columns along its main facade, the exhibition hall represents the most successful period in the history of the Association when the annual fair was among the largest in the East.

Also significant to the district are its cemeteries, most in small church yards. They provide areas of open space and landscape as well as examples of funerary art and features such as walls and gate houses. The most important of these is Rose Hill Cemetery at the southern edge of the district. It was established in 1865 and contains the remains of many of Hagerstown's prominent citizens. The cemetery is entered through iron gates beside a rustic stone gate house with a red tiled roof. Within the Rose Hill Cemetery is Washington Cemetery, burial place for the Confederate dead from the Battle of Antietam who were not accepted at the National Cemetery which opened in Sharpsburg in 1867.

Other noteworthy buildings in the district include the several High Victorian fire halls, the Art Deco post office on West Franklin Street, the Richardsonian Romanesque Masonic Lodge on South Potomac Street, the City Market house which continues the traditional farm market on Saturday mornings, bank buildings, and former hotels, all products of a very prosperous time in the city's history.

A description of the district wouldn't be complete without a mention of those subtle elements that make a large contribution to

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its character. In many areas of the district, large street-side trees are an important element of the neighborhood, as well as the absence or presence of setbacks. The pattern of development with distinct and separate neighborhoods around the downtown is also evident.

These elements combine to create a blend of styles, times, and attitudes that formed Hagerstown over a 180 year period from the 1760s to the 1940s.

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Maryland

Chronological/Developmental Period(s):

Rural Agrarian Intensification A.D. 1680-1815
Agricultural-Industrial Transition A.D. 1815-1870
Industrial/Urban Dominance A.D. 1870-1930
Modern Period A.D. 1930-present

Prehistoric/Historic Period Theme(s):
Architecture/Landscape Architecture/Community Planning
Economic (Commercial and Industrial)
Government/Law
Transportation

Resource Type:

Category: District

Historic Environment: Urban

Historic Function(s) and Use(s):

DOMESTIC/single dwelling, multiple dwelling
COMMERCE/TRADE/business, professional, financial institution
GOVERNMENT/city hall, courthouse, government office
RELIGION/religious structure
FUNERARY/cemetery
RECREATION and CULTURE/fair
INDUSTRY/processing and extraction/factory

Known Design Source: None

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HISTORIC SETTING:

The City of Hagerstown is located near the center of the width of a fertile basin between mountain ranges known as the Cumberland Valley. It was laid out in 1762 by Jonathan Hager, a German immigrant who was a farmer, miller, and fur trader. The original town was divided into 520 lots and was located at the intersection of prominent colonial roads. One of these led down the Cumberland Valley from Harris' Ferry on the Susquehanna to Williams' Ferry on the Potomac, and another, the Philadelphia Wagon Road, led west into the frontier.

Jonathan Hager's town grew largely as a result of the agricultural prosperity of the surrounding farms in the rich limestone valley. A factor of the agricultural prosperity was the development of a strong milling industry. Water powered grist and flour mills converted the area's grain crops into meal and flour. These products were more easily transported than bulk grains, and encouraged the growth of freight and transportation systems early in the history of the region.

In 1776, Hagerstown became the seat of newly formed Washington County. The town then became a governmental center with a courthouse and jail, in addition to being an agricultural center. By the early 19th century, construction of turnpikes, especially those linking Baltimore to the National Road at Cumberland, and road improvements enhanced Hagerstown's role as a trade and transportation nucleus. With the development of railroads in the mid and late 19th century, Hagerstown's position as a trade center was again expanded. The Baltimore and Ohio, Western Maryland, Norfolk and Western, and Cumberland Valley railroads all served Hagerstown.

The last two decades of the 19th century and the first four of the 20th century were a period of rapid economic and physical growth for Hagerstown. As the county seat, Hagerstown has since 1776 been the focus of trade and transportation in a rich agricultural region extending into four states, in addition **see bottom of 8.7 on original** county political activity. In the 1860s, railroads began to have a major impact on Hagerstown. The Baltimore and Ohio Railroad constructed a spur from Weverton on the

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Potomac River to Hagerstown in 1867, and the Western Maryland Railroad reached Hagerstown in 1872. By the late 1880s, Hagerstown also served as a major terminus on north-south lines, including the Shenandoah Valley Railroad and the Cumberland Valley Railroad. In 1906, the Western Maryland Railway Company relocated its Maryland Division shops to Hagerstown.

In addition to the influence of the railroads, Hagerstown experienced the urbanization and industrialization that was occurring throughout the nation in the second half of the 19th century. In population, the city grew from 6,627 in 1880 to 16,507 in 1910.[1] By 1920 the population was 28,064, and by 1940 the growth had slowed, with the population in that year reaching 32,491. In the 1990 Census, the population was 35,445, a gain of only 3,000 in the last 50 years. These records show that Hagerstown experienced a major growth phase, significant to its character today, during the late 19th and early 20th centuries. During the 1880-1940 period, Hagerstown supported a variety of industries, the most important being machine shops, steam railroad repair shops, flour and grist mills, furniture, knit goods, and organs.

Although Hagerstown's history begins in the 1760s and there are resources still extant from its early period, the decades from 1880 to 1940 are the most prosperous of the city's history. Much of the present day appearance of Hagerstown was defined during this time period, with distinct areas and neighborhoods reflecting architectural trends of the late 19th and early 20th centuries. Following World War II, Hagerstown, like many Maryland communities, was affected by suburbanization with development of residential and commercial areas on the outskirts of the city.

RESOURCE HISTORY:

The Hagerstown Downtown Historic District encompasses most of

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[1]Eleanor Bruchey, "The Industrialization of Maryland, 1860-1914." Richard Walsh and William Lloyd Fox eds. Maryland, A History, 1632-1974. (Baltimore: Maryland Historic Society, 1974) p. 431.

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the original plat of Hagerstown, as well as parts of several additions dating from throughout the 19th century. It also includes three historic districts already listed in the National Register: the South Prospect Street district, the Downtown Commercial Core district, and the Potomac-Broadway district; and several individually listed National Register properties.

When Hagerstown was founded in 1762, it was named Elizabeth Town in honor of Jonathan Hager's wife. The town was laid out on the west side of the Antietam Creek, near Jonathan Hager's mill. The original plat extended from Potomac Street west to Walnut Street, and from Church Street south to Antietam Street. The lots were 82' x 240', containing half an acre each. Beginning in the early 19th century, additions were made to the town as it grew. Elizabeth Town was incorporated in 1791, and in January of 1814 the state legislature passed an act changing the name officially to Hagerstown and incorporating the newly created municipality. The place was, however, known as "Hagerstown" prior to the official 1814 name change.

In 1775, Elizabeth Town was a village in western Frederick County. A Presbyterian clergyman by the name of Philip V. Fithian visited the town and made the following observations: "Hagerstown - a considerable village. It may contain two hundred houses. Some of them are large and neat, built with stone or brick, but the greater part of the houses are built with logs, neatly squared which indeed make a good house. There are many stores here and many mechanics, and it is a place of business. The inhabitants are chiefly Dutch. East and southeast of this town the Blue mountains appear like thick, hazy thunder clouds just above the horizon in the summer. There is here a Dutch Lutheran church and they are building an English church."[2]

It is said that when Washington County was created from Frederick County in 1776, Mr. Hager (probably Jonathan, Jr., since Jonathan, Sr. died in 1775) rode to Annapolis and lobbied to have his town made the county seat. His efforts were successful and

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[2]Rev. Philip V. Fithian as quoted in Herbert C. Bell History, Leitersburg District, (Leitersburg, MD: the author, 1898) p. 16.

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Hagerstown defeated Sharpsburg, also seeking to be the county seat, by one vote.[3] Shortly thereafter a market house with open stalls and a county courtroom on the second floor was built in the center square.

The first road through the Cumberland Valley was laid out in 1735-36 from Harris' Ferry, now Harrisburg, on the Susquehanna River in Pennsylvania, to the Potomac River at the mouth of the Conococheague Creek. Following the route of the present Williamsport-Greencastle Pike (State Route 63), its course was well west of Hagerstown. However, as Hagerstown grew and prospered with its location at a saw and grist mill site along the Antietam, roads soon led to it. By the 1790s, maps showed Hagerstown as a hub with roads radiating out in all directions.

Early in the 19th century there began a period of turnpike construction which enhanced Hagerstown's early role as a transportation center. When Congress authorized the construction of the National Road in 1806, existing roads from Baltimore and Washington to the National Road's starting place in Cumberland were upgraded by independent turnpike companies. Hagerstown became a junction for roads coming from Baltimore, Washington, and Philadelphia as well as points to the north and south in the Shenandoah and Cumberland valleys.

The roads created a bustling atmosphere for Hagerstown, with stage coach arrivals and departures several times a day. A writer in 1822 noted the weekly stage coach traffic: ". . . seven arrive from Wheeling, seven from Washington, Georgetown, and Baltimore via Frederick; three from Baltimore via Westminster, Taney Town, and Emmittsburg, which line is intersected twenty miles from this place by a direct line from Philadelphia via Gettysburg; three from the respective sections of Pennsylvania via Chambersburg; and one from Virginia via Martinsburg and Williamsport."[4]

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[3]J. Thomas Scharf, History of Western Maryland. (Philadelphia: Louis Everts, 1882) p. 1060, 1204.

[4]Scharf, 1061.

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As evidence of the growth of Hagerstown as a regional center, the first court and market house were removed from the center square and replaced with a new court house at the corner of Washington Street and Jonathan Avenue in 1816. It burned down in 1871 and was replaced by the present court house.

By 1810, the earliest date that census records are available for Hagerstown, the population was 2,342, of which 290 were slaves. The population grew steadily, but slowly, until 1860 when it was 4,132. Thereafter growth occurred rapidly until 1940.

During the first decade of the 19th century, Hagerstown had four churches: Episcopal, German Reformed, Lutheran, and Roman Catholic. There were also four newspapers: The Maryland Herald, Elizabethtown Advertiser, Elizabethtown Gazette, and the German Western Correspondent, which was printed in German.

A partial list of Hagerstown residents and their occupations in the period 1800-1815, assembled in Scharf's History of Western Maryland provides an indication of the character of the town and its role as a trade, transportation and cultural center for the surrounding agricultural region. Of the 400 residents listed, the most frequently encountered occupation was "merchant" of which 44 were noted. The next most common occupation was tavern and/or inn keeper with a total of 31 mentioned. Next were teachers, of whom there were 19. In addition to those listed simply as "teacher," there were specialty educators as well, including two classical teachers, one music teacher, and four dance teachers. There were 15 boot or shoemakers and cordwainers, and 12 tailors. Ten people were blacksmiths, and nine were engaged in the business of tanning. Other occupations represented were physicians, 9; saddlemakers, 8; attorneys, 6; carpenters, 6; gunsmiths, 6; weavers, 5; stocking weavers, 2; hatters, 5; cabinetmakers, 5; potters, 4; earthenware manufacturers, 4; wagon makers, 4; dyers and blue dyers, 4; painters and glaziers, 4; brewers, 4; and scriveners, 4. The following occupations had two or three practitioners in early 19th century Hagerstown: bridle, bit, and stirrup maker; wheelwright; hackney or stage proprietor; barber; bookbinder; woolen manufacturing agents; grocers; newspaper editors; butchers; spinningwheel and chairmakers; coppersmiths; miller; plasterer; druggist; ropemaker; and harnessmaker. Interestingly, ten

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Hagerstown residents were listed as farmers, suggesting a practice among some farmers of the region of maintaining residences in town as well as on the farm.

The many merchants in town purchased wheat, rye, oats, apples, honey, and feathers produced on local farms, and sold dry goods, groceries, queensware, shoes and boots, and clothing. Trade was encouraged by the network of roads and turnpikes that intersected at Hagerstown and the village prospered with slow but steady growth through the first half of the 19th century.

Then, in mid century, came the railroads. Although the Baltimore and Ohio Railroad had reached Harpers Ferry in 1834, the Washington County Branch which extended from Weverton, near Harpers Ferry, to Hagerstown was not opened until 1867. The Cumberland Valley Railroad reached Hagerstown in 1841 from Harrisburg, Pennsylvania, and the Western Maryland Railroad was opened to Hagerstown in 1872. The Norfolk and Western Railroad was completed from Hagerstown to the Valley of Virginia in 1880. The Cumberland Valley and Western Maryland railroads rimmed Hagerstown's north and west sides, defining the downtown from later-developed suburban areas.

About the same time that the railroads came to Hagerstown, a nationwide trend toward urbanization was emerging with population shifting from farms into towns and cities to work in mechanized factories. With this trend came the introduction or expansion of numerous industries, taking advantage of the advances in technology and mass production occurring in the second half of the 19th century. For example, George Updegraff & Son, a manufacturer that began making gloves in 1865 with one worker, increased to 50 workers by 1878, producing over 70 different styles and types of gloves which were shipped to retailers in larger cities. The Hagerstown Manufacturing Company, which made sash, doors, shutters, and blinds, was established in 1867 and by 1880 employed as many as 200 people. The Hagerstown Spoke Works began in 1873 and made white oak and hickory spokes for the foreign and domestic market. The Hagerstown Steam Engine and Machine Works started in 1874 and produced grist and paper mill machinery, farm implements, engines, and boilers. John W. Stonebraker operated a woolen mill and paper mill which eventually came to be Antietam Paper Mill in 1874. Also

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in the 1870s, M.P. Moller, new defunct, began to manufacture reed and pipe organs in Hagerstown. These are a few of the industries that contributed to Hagerstown's growth and development in the late 19th and early 20th centuries.

RESOURCE ANALYSIS:

The Hagerstown Historic District represents both the old 18th and 19th century town and the transformation that occurred in the downtown area east and south of the railroad during Hagerstown's major growth period from 1870 through the 1930s. The district's significance relates to the architectural heritage representing the span of Hagerstown's history.

Throughout the district are scattered buildings that represent Hagerstown's early (pre-1860) history. These buildings are of particular significance because of their rarity, given the massive growth and development that occurred later in the city's history. Among these early buildings is the old Almshouse at 239 N. Locust Street, built in 1799; the Hagerstown Charity School dating from 1845 at Washington and Locust streets and individually listed in the National Register; the Elliott-Bester House at 207 S. Potomac Street built in the 1780s and individually listed in the National Register; the Miller Price House built in 1823-25 on West Washington Street and individually listed in the National Register; and several other early buildings. In addition to the remaining early buildings, it is notable that some buildings which appear to date from the late 19th century actually contain earlier components of log, stone, or brick from the 18th or early 19th centuries. The early buildings generally reflect influence of the Georgian or Federal styles.

The majority of the buildings in the downtown commercial area are from the major growth period that Hagerstown experienced. These include the retail and office buildings and former hotels lining the streets, particularly the first blocks extending in each direction from the square. The rapid growth and development fostered not only the construction of industrial and commercial buildings, but of residential areas along the fringes of the commercial area. Locust and Mulberry streets were largely developed as residential areas with mostly two story brick or frame

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duplexes. The Potomac-Broadway area, north of Church Street, has large houses of industry owners and managers built or remodeled during the late 19th and early 20th centuries. South Prospect Street contains churches and fashionable residences, also of the mid to late 19th century period. North Prospect Street contains duplexes and rowhouses built after 1890 and the Moller Organ Company buildings. Summit and Jonathan avenues have single and multiple family dwellings. After 1900, Jonathan Avenue became identified as a black community and has cultural associations with black history of the early 20th century.

The later period buildings are characterized by massive bracketed cornices of the Italianate style, a few mansard-roofed Second Empire style examples, and many simpler urban vernacular duplexes of the 1890s. These are four bay structures with gabled roofs and two front entrances. Generally they are constructed of brick or German sided frame.

In addition to commercial and residential buildings in the downtown area, there are those that represent the governmental system, both of the city government and of Hagerstown as the county seat. Among these resources are the court house, built in 1874 and individually listed in the National Register; the city hall; the post office, an Art Deco building on West Franklin Street; the city market building on Church Street; and late 19th century fire halls on North and South Potomac streets and on Summit Avenue.

The themes of Social/Educational/Cultural significance are represented by two theaters in the downtown area in the first block of South Potomac Street. The Maryland Theatre is individually listed in the National Register, as is the former Colonial Theatre with its elaborate terra cotta facade. The old Washington County Library, a classical Revival building, at 21 Summit Avenue is individually listed in the National Register; and the exhibition building (1880) at the Hagerstown Fairgrounds along North Mulberry Street are representative of resources that depict social, educational, and cultural activities in Hagerstown during its period of significance.

The Hagerstown Historic District encompasses several smaller, specific historic districts, as well as nine previously National

See Continuation Sheet No. 17

Register-listed individual properties. By creating an enlarged historic district, a cohesive grouping is formed which captures both the early period of Hagerstown's history from 1760-1880, and its period of rapid growth and expansion from 1880-1940. This district is surrounded by several residential neighborhoods either already listed as historic districts or proposed for future nomination. The Oak Hill Historic District, immediately northeast of the district, was listed in the National Register in 1987, and the City Park Historic District, immediately southwest of this district, was placed on the National Register in 1990. The areas to the west of the Hagerstown Historic District and surrounding the Oak Hill Historic District have been determined eligible for listing in the National Register.

See Continuation Sheet No. 18

MAJOR BIBLIOGRAPHICAL REFERENCES:

Bruchey, Eleanor. "The Industrialization of Maryland, 1860-1914." Richard Walsh and William Lloyd Fox, eds. Maryland, A History, 1632-1914. Baltimore: Maryland Historical Society, 1974.

Getty, Joe. "Historic District Boundary Determinations." Prepared for the Community Development office, City of Hagerstown, 1984.

Hagerstown City Directories.

Maryland Inventory of Historic Properties, Washington County. Maryland Historical Trust, Crownsville, Maryland.

Scharf, J. Thomas. History of Western Maryland. Philadelphia: Louis Everts, 1882.

BOUNDARY DESCRIPTION AND JUSTIFICATION:

The boundaries of the Hagerstown Downtown Historic District are shown on the accompanying map. Generally, the boundaries are the rear property lines of properties facing onto South Potomac Street, Mulberry Street, Cannon Avenue, and Cleveland Avenue on the east; the Western Maryland (Conrail) Railroad tracks on the north; Walnut Lane, the rear property lines of properties facing onto Potomac Avenue, Church Street, and North Prospect Street on the west; and the rear property lines of properties facing onto Summit Avenue, and Baltimore and South Potomac streets on the south.

The boundaries enclose most of the old downtown area laid out in the 1760s and expanded and developed during the late 19th and early 20th centuries. It includes three existing National Register Historic Districts and numerous individually listed sites.

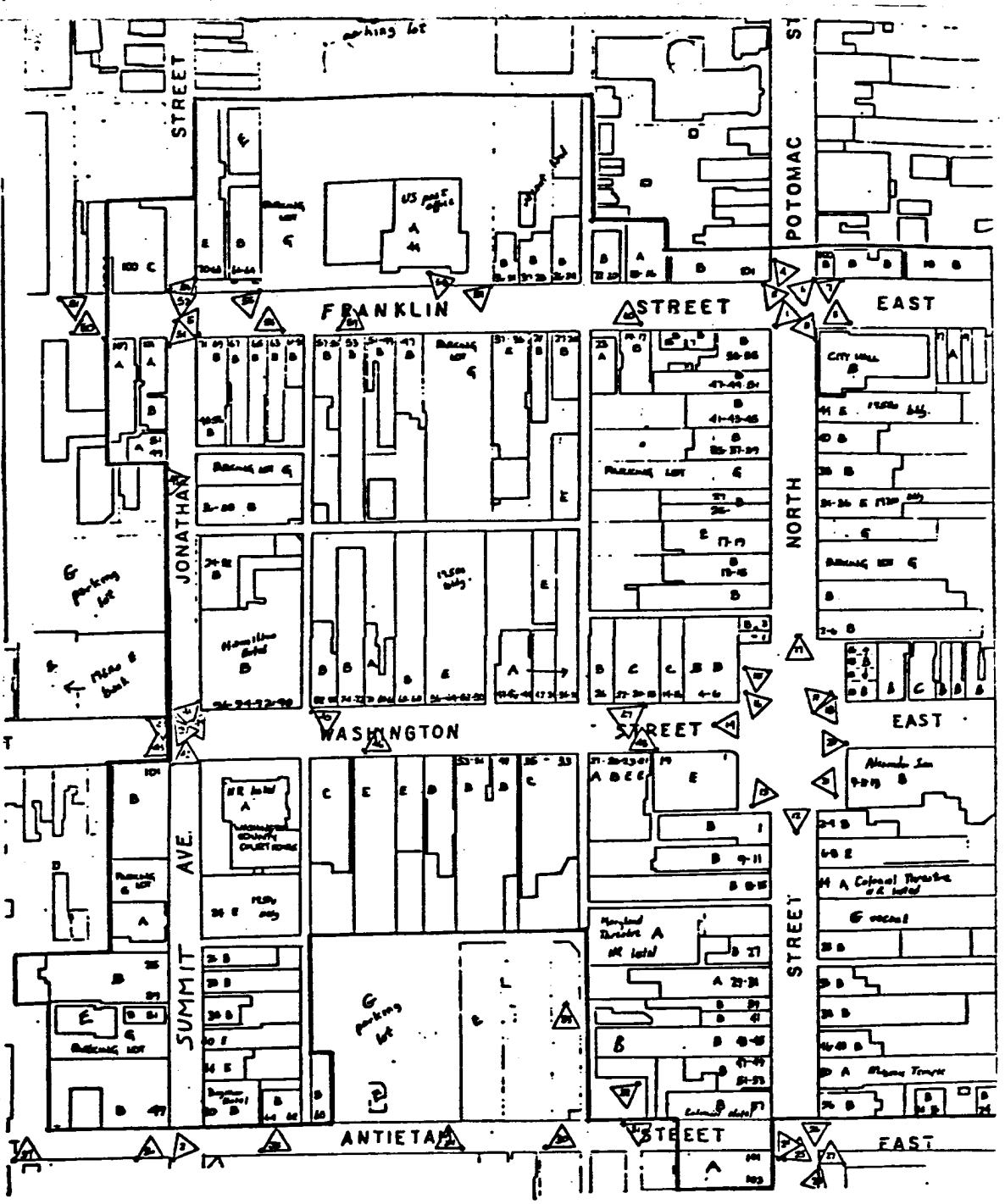
Resource Sketch Map

The resource sketch map consists of eleven section. The resource within the proposed district but not in the already listed districts are coded accroding to their contributive value to the historic and architectural signficance of the district.

The map sections are arranged accordingly:

	31	32	41
30	39	40	49
38	47	47	56

a previously isted district included in this nomination

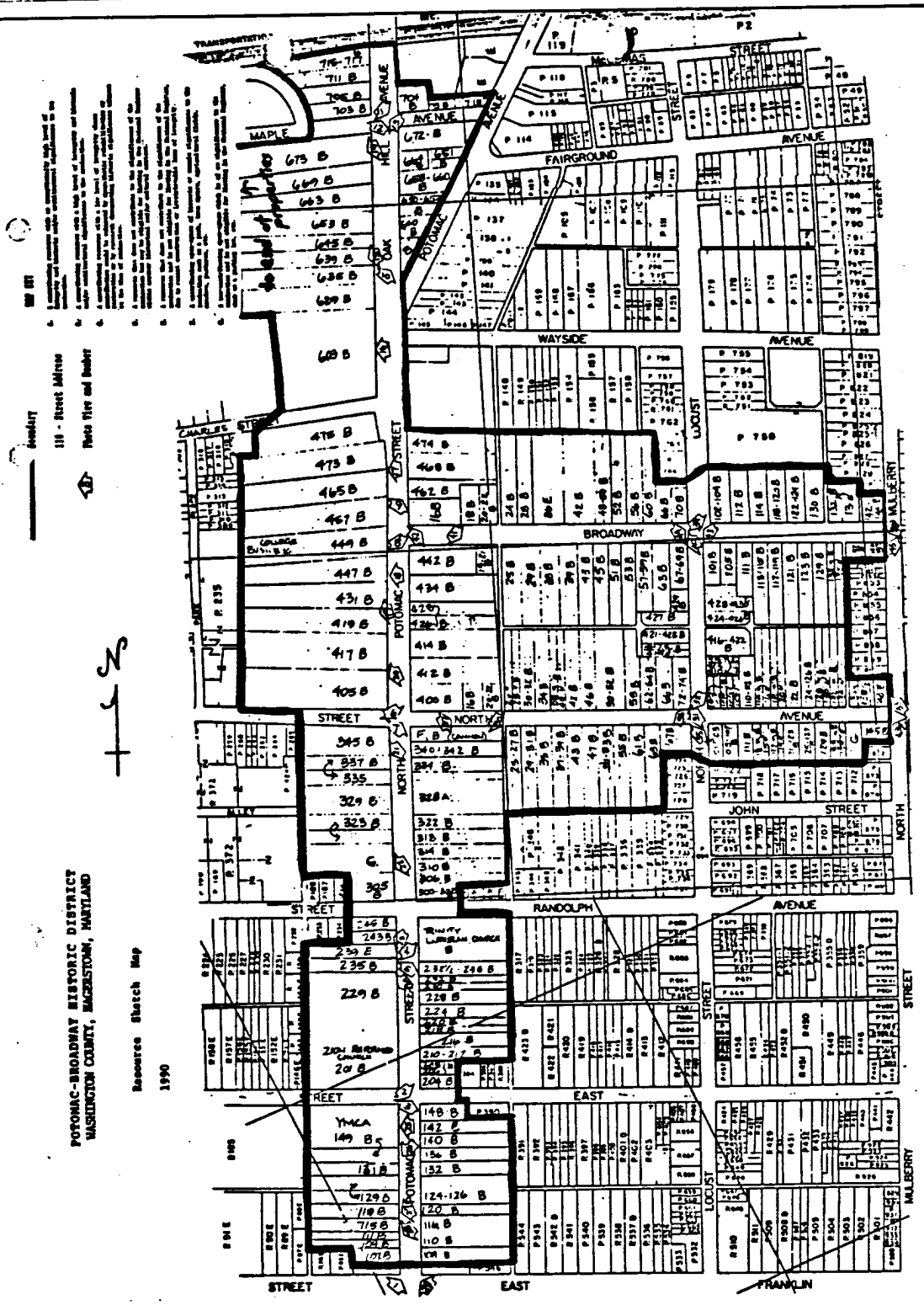


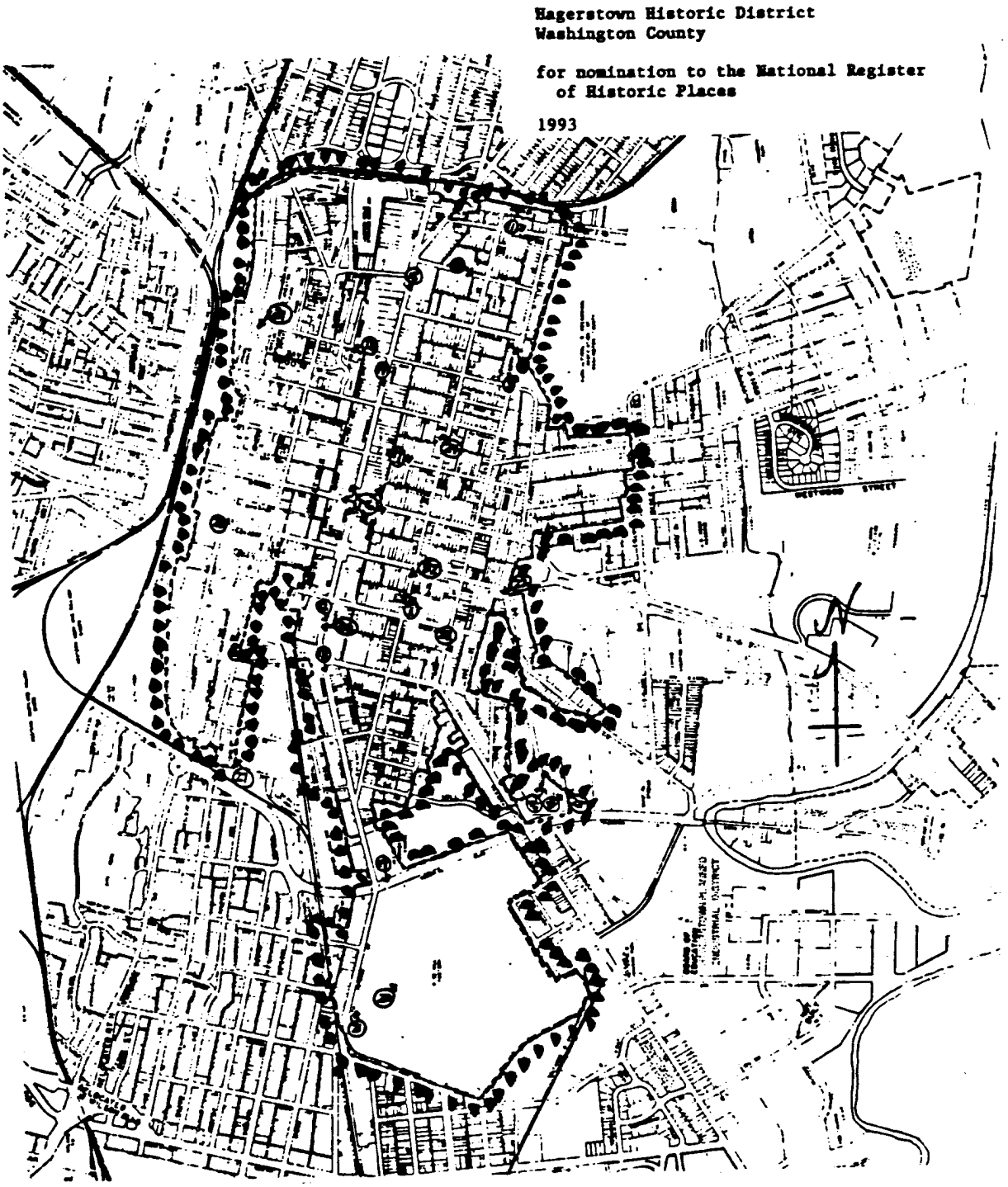
each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commerical Core Historic Distric
Hagerstown, Washington County, Maryland

entered into National Register 17 Jan. 19

a previously listed district included in this nomination




Hagerstown Historic District
Washington County
for nomination to the National Register
of Historic Places
1993

Hagerstown
Historic
District

Washington Co.
Maryland

WA-HAG-158

A 18/267790/4392050
B 18/267330/4390460
C 18/266520/4389320
D 18/265010/4389780
E 18/265810/4391140
F 18/266760/4392750

Mapped by Corps of Engineers, U. S. Army
Edited and published by the Geological Survey

Control by USGS, USC&GS, and USCE

Topography from aerial photographs by stereophotogrammetric methods. Aerial photographs taken 1943
Culture revised by the Geological Survey 1953

Polyconic projection. 1927 North American datum
10,000-foot grids based on Maryland coordinate system and Pennsylvania coordinate system, south zone

Red tint indicates area in which only landmark buildings are shown

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

GN
7½° 133 MILS
1°43' 31 MILS

UTM GRID AND 1971 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

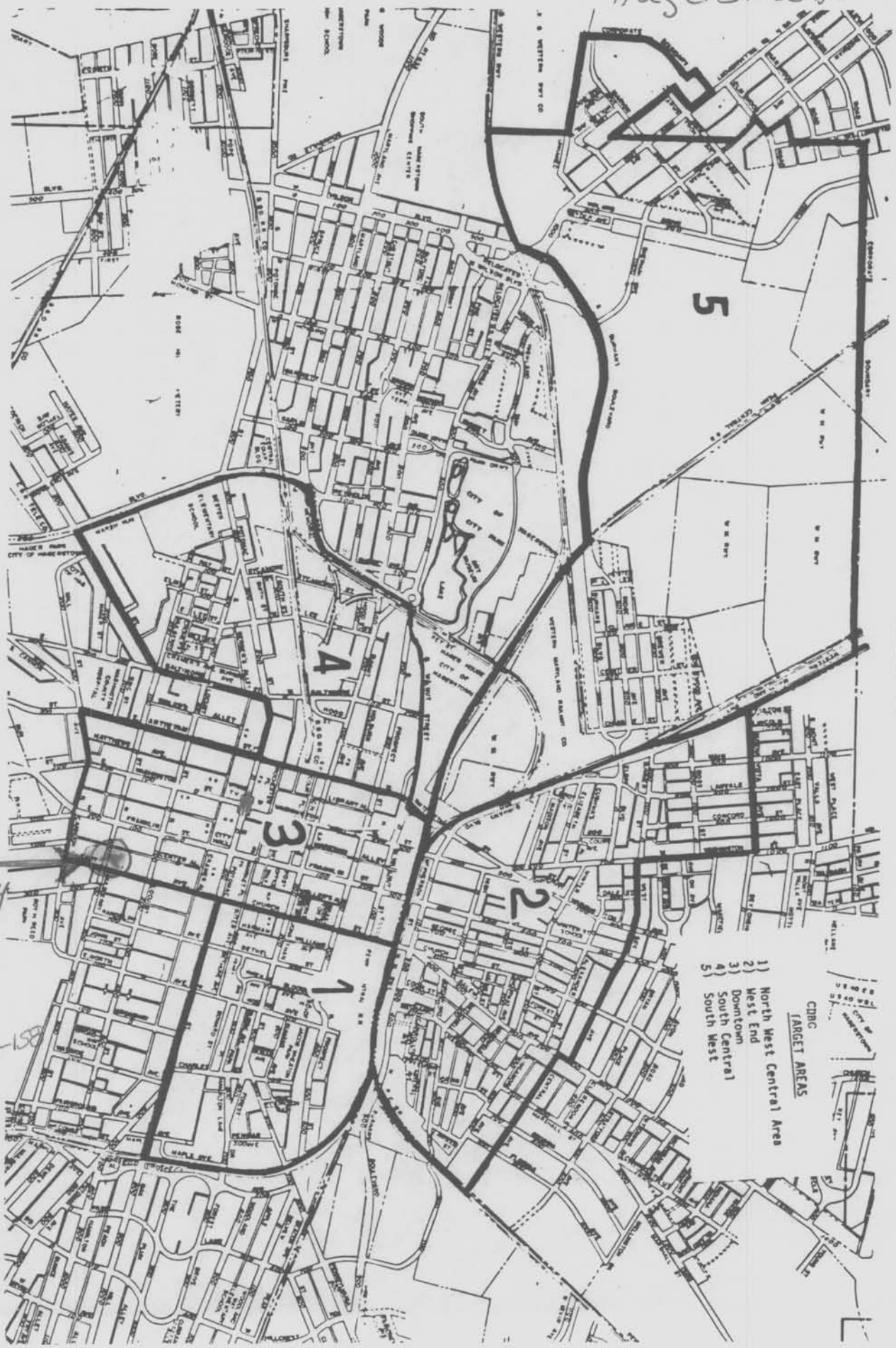
4389

Hager Stown

267

within WA-HAG-158

237 N. Mulberry St.
Hagerstown



Washington Co.
237 N. Mulberry St.
Hagerstown, Md
Part of W-HA-158

Washington Co.
237 N. Mulberry St
Hagerstown, Md.
part of
WA-HAG-158

Washington Co.
237 N. Mulberry St.
Hagerstown, Md
part of
WA-HAG-158

Washington Co.
237 N. Mulberry St.
Hagerstown, Md.
part of WA-
HAG-
158

Washington Co.
237 N. McCleary St
Hagerstown, Md

part of
WA-HAG-158

9301390

CONTRIBUTING RESOURCE
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property Name: 146-150 Jonathon Street, Hagerstown, MD Survey Number: WA

Property Address: 146-150 Jonathon Street, Hagerstown, MD

Project: Rehabilitation Agency: HUD

Site visit by MHT Staff: X no ___ yes Name _____ Date _____

District Name: Hagerstown Historic District Survey Number: WA-HAG-158

___ Listed X Eligible Nomination currently in process Comment

Criteria: X A ___B X C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

The resource X contributes/___ does not contribute to the historic significance of this historic district in:

X Location X Design X Setting X Materials

X Workmanship X Feeling ___ Association

Justification for decision: (Use continuation sheet if necessary and attach map)

The Hagerstown Historic District encompasses the original plat of the City established in 1762 as well as parts of several additions. It represents both the old 18th and 19th century town as well as the transformation and development that occurred in Hagerstown during its major growth period from the 1870s through the 1930s. The district represents Hagerstown's role as a "Hub City," its nickname, in transportation, manufacturing and as an agricultural center as well as county seat in the 18th, 19th and 20th centuries. The building at 146-150 Jonathan Street appears to have been constructed in the 1870s and is representative of the town's commercial prosperity in the post-Civil War period. It is a fine example of commercial architecture of the period with a false mansard roof, decorative ironwork balcony, double storefront, stained glass, and decorative window trim. The building appears to retain a high degree of integrity both inside and out.

Documentation on the property is presented in: Project File

Prepared by: _____

Elizabeth Hannold July 14, 1993
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes ___ no ___ not applicable

Ronald L. Anderson 7-17-93
Reviewer, NR program Date

Survey No. WA

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

___	Eastern Shore	(all Eastern Shore counties, and Cecil)
___	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
___	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
X	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

___	Paleo-Indian	10000-7500 B.C.
___	Early Archaic	7500-6000 B.C.
___	Middle Archaic	6000-4000 B.C.
___	Late Archaic	4000-2000 B.C.
___	Early Woodland	2000-500 B.C.
___	Middle Woodland	500 B.C. - A.D. 900
___	Late Woodland/Archaic	A.D. 900-1600
___	Contact and Settlement	A.D. 1570-1750
___	Rural Agrarian Intensification	A.D. 1680-1815
___	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
___	Modern Period	A.D. 1930-Present
___	Unknown Period (___ prehistoric	___ historic)

III. Prehistoric Period Themes:

___	Subsistence
___	Settlement
___	Political
___	Demographic
___	Religion
___	Technology
___	Environmental Adaption

IV. Historic Period Themes:

___	Agriculture
X	Architecture, Landscape Architecture, and Community Planning
X	Economic (Commercial and Industrial)
___	Government/Law
___	Military
___	Religion
___	Social/Educational/Cultural
___	Transportation

V. Resource Type:

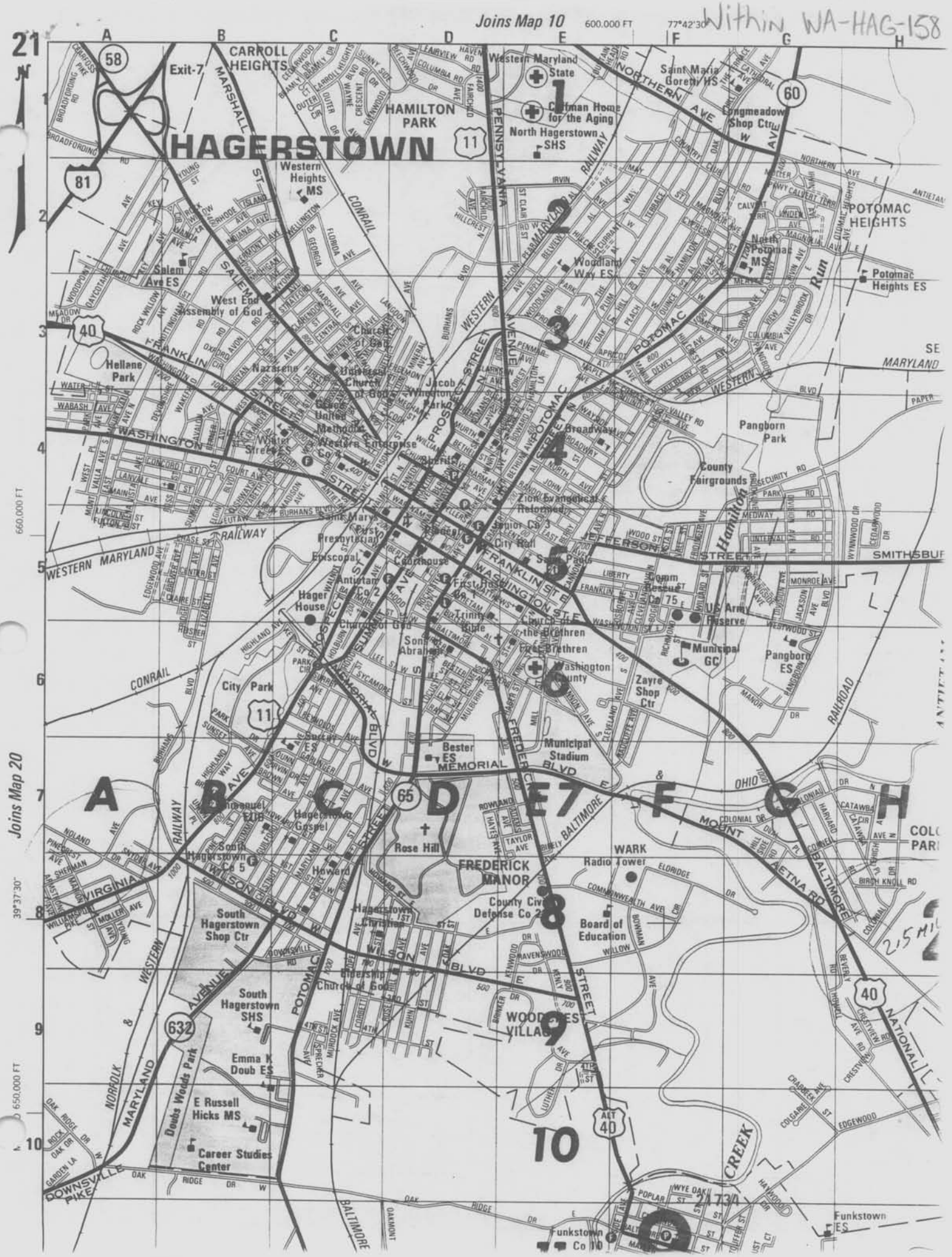
Category: building

Historic Environment: urban

Historic Function(s) and Use(s): commercial

Known Design Source: unknown

Within WA-HAG-158



WA-HAG-158

WA-HAG-158

Hagerstown Historic District
Washington County, MD
Photo by: Paula Reed, Preservation Assoc. Inc.
5/91
Neg. loc. Planning Dept., City of Hagerstown
100 block, N. Potomac Street from top of City Hall, NW View
1/32

Hagerstown Historic District
Washington Co. MD
Photo by Paula S. Reed, Preservation Assoc. Inc.
5/91
Neg. Loc. Planning Dept., City of Hagerstown
1st block, N. Potomac and S. Potomac Sts., public square
from top of city hall. SW View
2/32

WA-NAG-158

Hagerstown Historic District WA-HAG-158
Washington County, MD
photo by Paula Reed, Preservation Assoc. Inc.
5/91
Neg. Loc. Planning Dept., City of Hagerstown
E Franklin St. N. Side from top of City Hall, NE View
3/32

Hagerstown Historic Dist.
Washington Co. MD
photo by Paula Reed, Preservation Assoc. Inc.
5/91
Neg Loc.: Planning Dept. City of Hagerstown
W. Franklin St., from top of City Hall, NW View
4/32

WA-NAG-158

WA-HAG-158

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc.
5/91
Neg loc., Planning Dept. City of Hagerstown
General view, NE from top of city Hall, Cramer Alley and East Ave.
5/32

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc Inc.
5/91
Neg. loc., Planning Dept. City of Hagerstown
general view, SE view from top of city Hall, E. Washington St.
6/32

WA-HAG-158

WA-HAG-158

WA-HAG-158

Hagerstown Historic Dist. WA-HAG-158
Washington Co. MD
photo by Paula S. Reed, Preservation Assoc. Inc.
5/91
Negative location: Planning Dept. City of Hagerstown
S. Potomac St, 200 block, S. View
13/32

Hagerstown Historic District
Washington Co. MD
Photo by Paula S. Reed, Preservation Assoc. Inc
5/91
Negative location: Planning Dept. City of Hagerstown
200-300 block, N. Potomac St., E Side, SE View
14/32

WA-HAG-158

15

Hagerstown Historic District WA-HAG-158
Washington County, MD
Photo by: Paula S. Reed, Preservation Assoc
5/91
Neg. Location: Planning Dept, City of Hagerstown
400 Block, N. Potomac St., E. Side, SE View
15/32

4

Hagerstown Historic District
Washington Co. MD
Photo by Paula S. Reed, Preservation Assoc.
5/91
Neg. Location: Planning Dept, City of Hagerstown
Summit Ave, 100 Block, W. Side, NW View
16/32

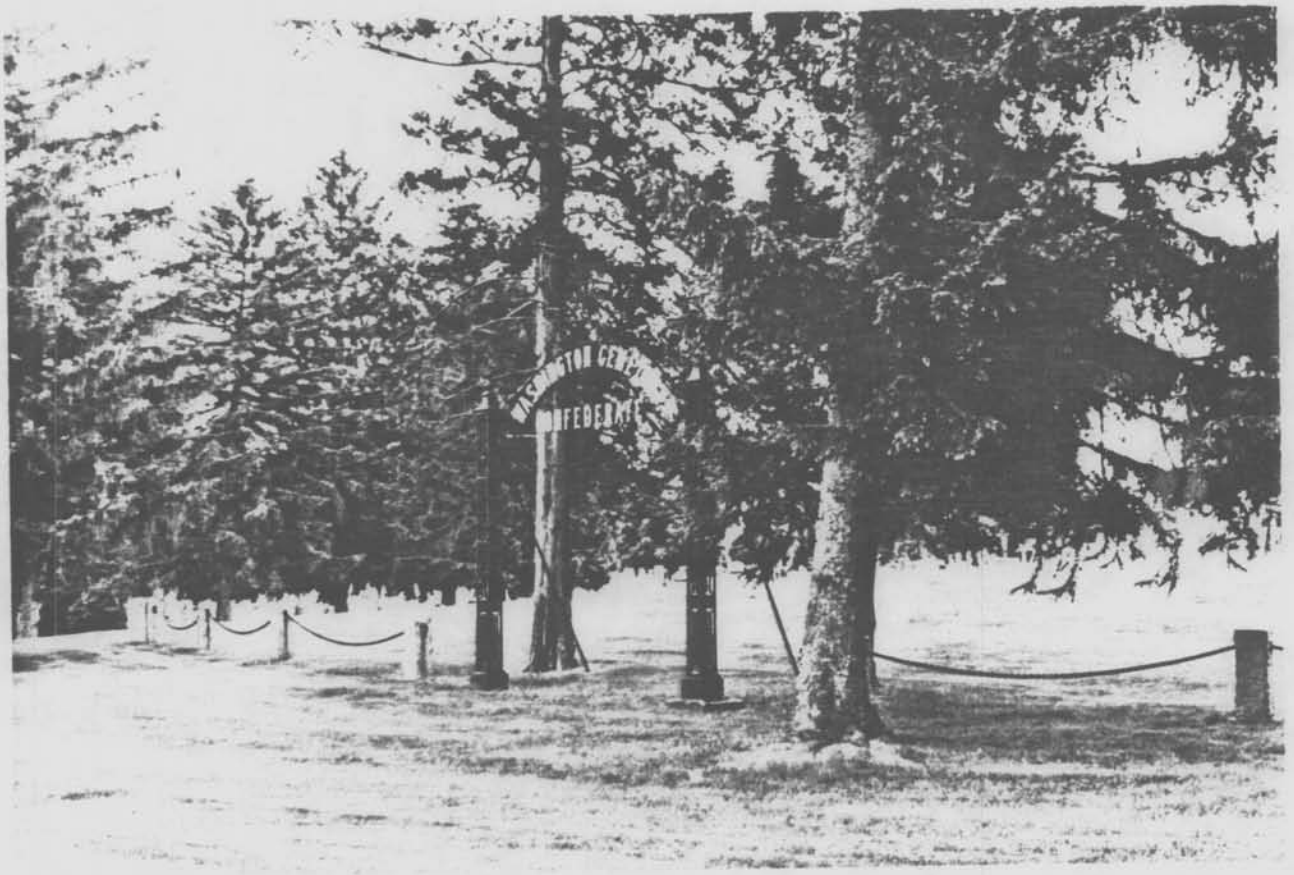
WA-HAG-158

Hagerstown Historic District
Washington Co., MD
Photo by: Paula Reed, Preservation Assoc. Inc.
5/91, Neg. Loc. Planning Dept. City of Hagerstown
East Ave., between Potomac & Locust Sts. N. Side, NE. view
17/32

WA-HAG-158

Hagerstown Historic District
Washington Co. MD
Photo by Paula S. Reed, Preservation Assoc. Inc.
5/91 Neg. Loc.: Planning Dept. City of Hagerstown
W. North St., from Potomac to Prospect Sts. S. Side, S.W. view
18/32

WA-HAG-158



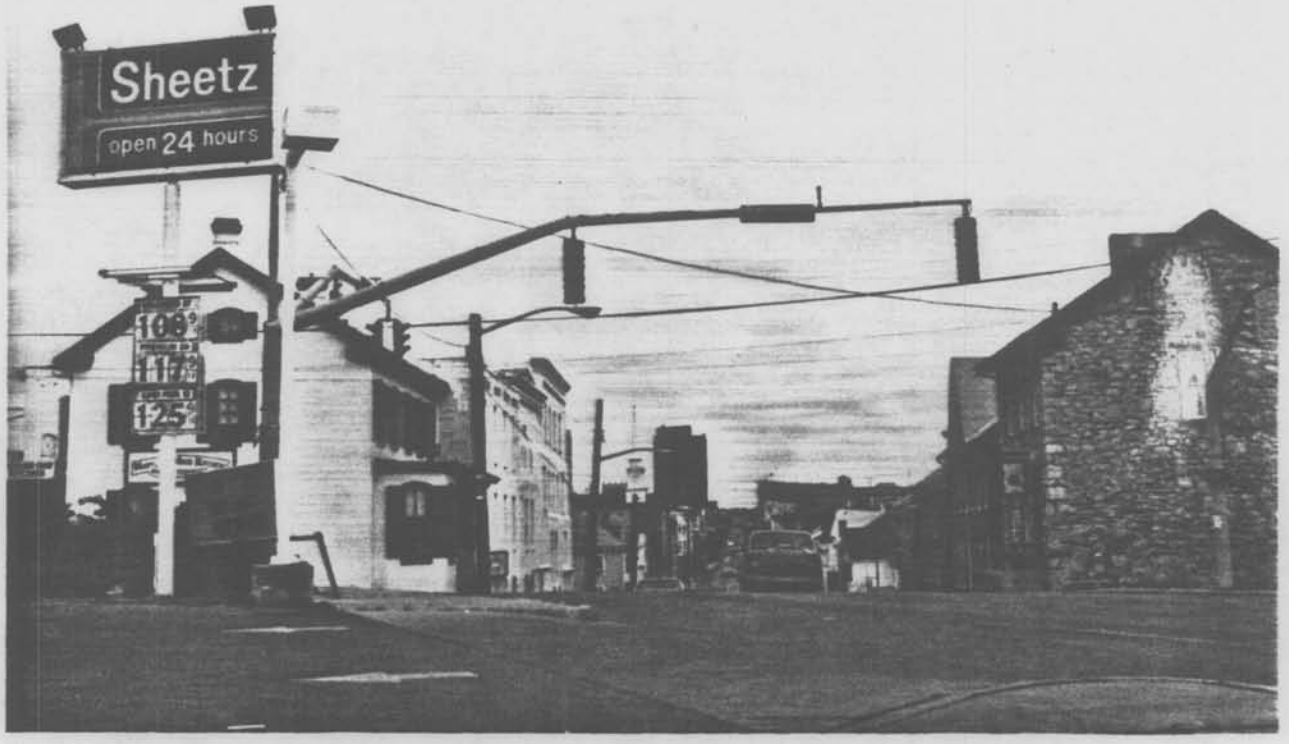
Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc., Inc.
5/91
Neg. Loc: Planning Dept., City of Hagerstown
Gate House and Office, Rose Hill Cemetery, and Stone Wall
19/32

WA-HAG-158

Memorial Blvd. S. view

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc. Inc.
5/91
Neg Loc: Planning Dept., City of Hagerstown
Washington Confederate Cemetery, NE view
20/32

WA-HAG-158



Hagerstown Historic District
Washington Co. MD
WA-HAG-158
Photo by: Paula S. Reed, Preservation Assoc. Inc.
5/91
Neg. Loc: Planning Dept., City of Hagerstown
700 block, S. Potomac St., from Rose Hill Cemetery, NW view
21/32

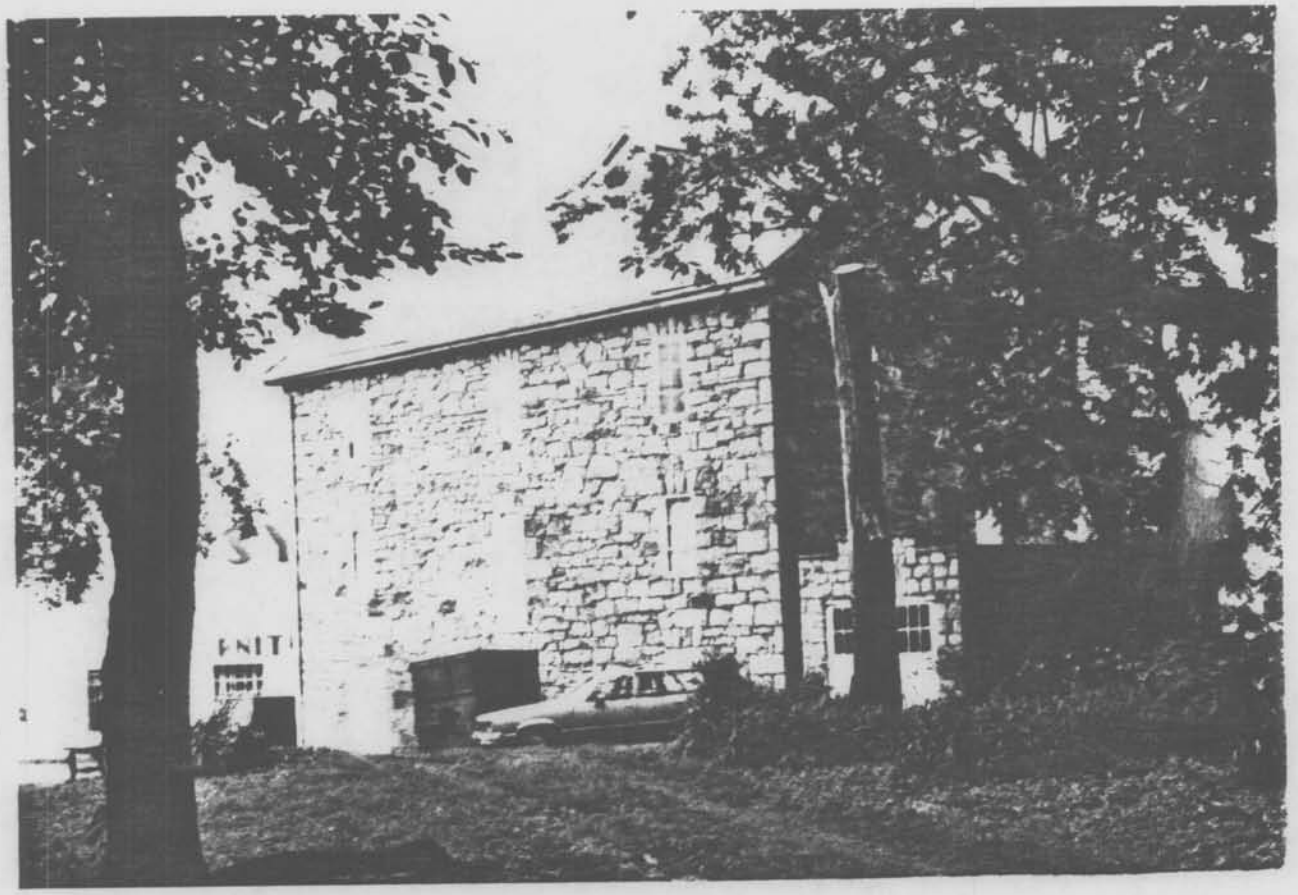
Hagerstown Historic District
Washington Co. MD
Photo by: Paula S. Reed, Preservation Assoc. Inc.
5/91
Neg. Loc: Planning Dept., City of Hagerstown
E Washington Street, W. view from Cannon Ave.
22/32

WA-HA6-158

Hagerstown Historic District
Washington Co. MD
WA-HAG-158
Photo by Paula S. Reed, Preservation Assoc. Inc.
5/91
neg. location: Planning Dept. City of Hagerstown
W. Washington St, 100 block from Prospect St., NE View
23/32

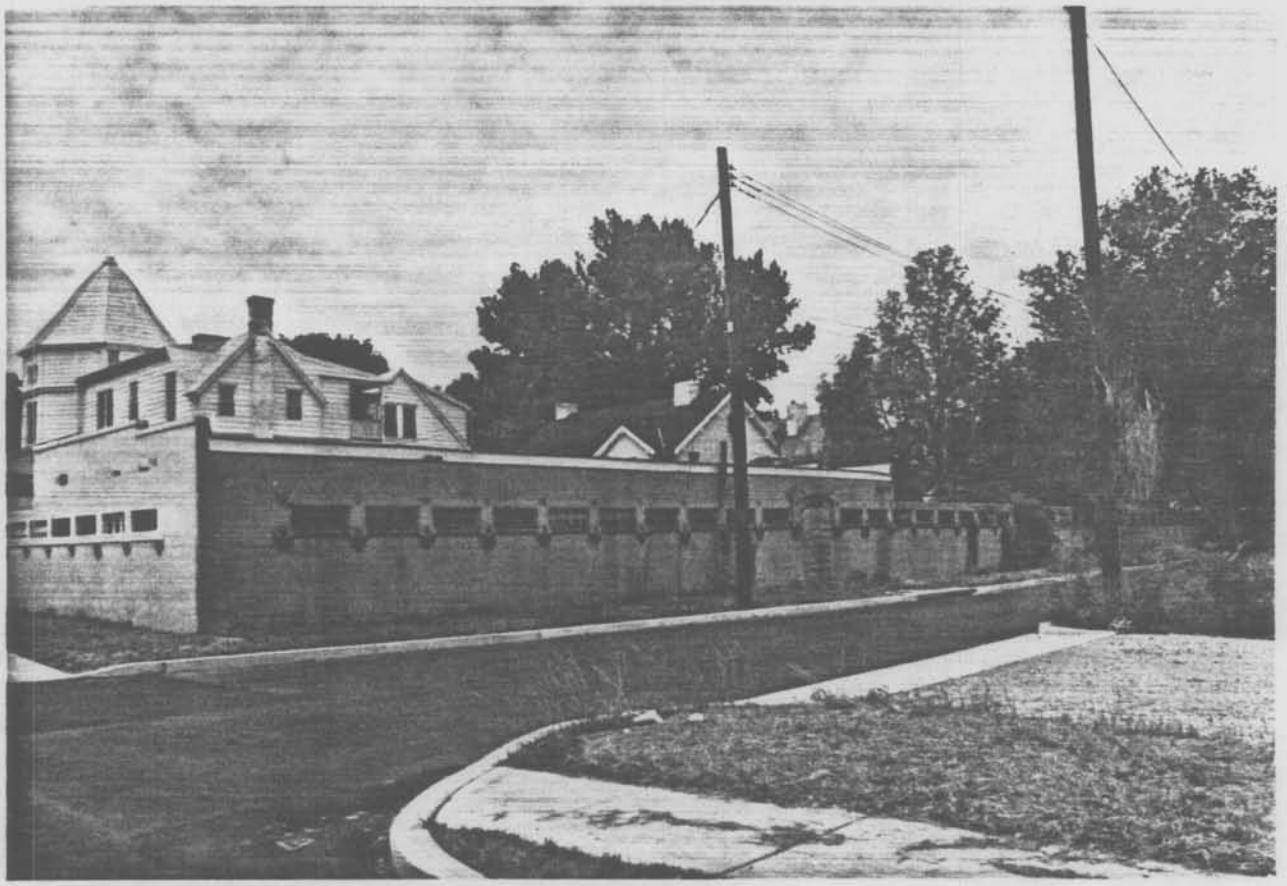
Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc. Inc.
5/91
neg. Loc: Planning Dept., City of Hagerstown
Brick house in Hager Park, 1791, N/W view, E Elev.
24/32

WA-HAG-158



Hagerstown Historic District WA-HAG-158
Washington Co., MD
Photo by Paula S. Reed, Preservation Assoc. Inc.
5/91
Neg. Loc: Planning Dept. City of Hagerstown
Brick House in Hager Park, 1791, NE View, W. Elevation
25/32

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc. Inc.
5/91
Negative Location: Planning Dept., City of Hagerstown
Hager Mill, NE view
26/32



WA-HAG-158

Hagerstown Historic District
WA-HAG-158
Washington Co. MD
Photo by Paula S. Reed, Preservation Assoc, Inc.
5/91
Negative Location: Planning Dept. City of Hagerstown
Spanish Colonial Revival Wall, W. Side, Hood St.
27/32

Hagerstown Historic District
Washington Co. MD
photo by Paula Reed, Preservation Assoc.
Neg. Location: Planning Dept., City of Hagerstown
6/91
100 blk S. Mulberry St., SE view
#28/32

WA-HAG-158

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc
Neg. Loc. Planning Dept., City of Hagerstown
6/91
Old Armshouse, 239 N. Locust St, N W view
#29/32

WA-HAG-158

Hagerstown Historic District
Washington Co. MD
Photo by Paula Reed, Preservation Assoc. Inc.
Neg Location Planning Dept, City of Hagerstown
6/91
St. Johns Lutheran Church, 100 block S. Potomac St. W. view
#30/32

WA-HA6-158

Hagerstown Historic District WA-HAG-158
Washington Co. MD
Photo by Paula Reed, Preservation Assoc. Inc.
Neg. Loc. Planning Dept., City of Hagerstown
6/91
Moller Organ Co., 400 blk N Prospect, SW views
31/32.

Hagerstown Historic District
Washington County, MD
photo by Paula Reed, Preservation Assoc. Inc.
Neg. Location: Planning Dept., City of Hagerstown
6/91
Foltz Mfg Co & Foltz Apts, Co. 1910, Washington & Locust Sts, SW views
32/32