

## ABSTRACT

25-27 North Potomac Street

circa 1919

Hagerstown

Washington County

Built about 1919, 25-27 North Potomac Street is one of the finest Spanish Revival influenced commercial structures standing in Hagerstown. The principal facade (east side) of the building has the characteristic stucco exterior finish and low pitched roof covered with terra-cotta tiles. Although the street level of the principal facade has been altered in recent years, the upper level of this two stories high structure appears to be in original condition.

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WA-HAG-024

HISTORIC SITE  
SURVEY INVENTORY

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

**1. NAME**

COMMON: 25-27 North Potomac Street

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: 25-27 North Potomac Street

CITY OR TOWN: Hagerstown

STATE: Maryland COUNTY: Washington

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

**4. OWNER OF PROPERTY**

OWNER'S NAME: Garland E. Groh

STREET AND NUMBER: 151 West Washington Street

CITY OR TOWN: Hagerstown STATE: Maryland 21740

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Courthouse

STREET AND NUMBER: 95 West Washington Street

CITY OR TOWN: Hagerstown STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 552-770

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

**7. DESCRIPTION**

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Located at 25-27 North Potomac Street in Hagerstown, Washington County, the building stands in the southern half of the block formed by Public Square and Franklin Street.

The building is a circa 1919, two stories high, Spanish Revival influenced commercial structure which sits tight to the sidewalk and, originally, to the neighboring structures on the north and south sides. Although the street level of the principal facade (east side) has been renovated in recent years, the upper story appears to be fairly unaltered. In the summer of 1975, the building on the north side was demolished, revealing evidence that the north wall of 25-27 is probably the south wall of the razed structure, a circa 1820s house.

The second story of the principal facade (east side) is stuccoed and has three large, segmental arch windows with a large, gently sloping shed roof rising from above the windows to the top of the facade. Each of the window openings has two, double-hung, wooden-sashed windows with one-over-one lights and large, segmental arch transoms with multiple sashes and lights. The shed roof is supported by large, plain brackets and is covered with round, terra-cotta roofing tiles.

The top corners of the facade are finished off with large, squarish chimney-like masses which serve to restrain the projection of the roof and to delineate the end walls.

SEE INSTRUCTIONS

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) circa 1919

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	losophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____

STATEMENT OF SIGNIFICANCE

The structure standing at 25-27 North Potomac Street is representative of the Spanish Revival influenced commercial architecture popular in the second and third decades of the twentieth century. The building is believed to have been erected for John D. Meyers, who purchased the property in August, 1918 (Deed Book 153, p. 568).

American architecture at the close of the nineteenth century and well into the twentieth century was strongly influenced by a series of eclectic revivals based on older, accepted architectural forms. The Spanish Revival, of which this building is an example, was particularly popular about the beginning of World War I. The style was based upon the architecture of the Spanish Colonial period in southwestern United States and Mexico. The characteristics of the Spanish Revival style which are seen in 25-27 North Potomac Street are the stuccoed exterior wall, the terra-cotta roofing tiles, and the low pitch roof.

25-27 North Potomac Street is one of several Spanish Revival buildings standing in the central business district in Hagerstown. It is, however, the only one of its kind in this particular block of North Potomac Street and is also one of the few examples of the style to have the characteristic stuccoed or plastered exterior wall. Until the demolition of the building on the north (1975), the high roof line of this structure visually lifted the low lines of the neighboring structures and tied them into the higher lines of the buildings on the ends of the block.

The present owner purchased the property in December 1972.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland.

10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

The property measures approximately 41' x 240'.

SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: Ronald L. Andrews, Historic Preservation Consultant (mbe)

ORGANIZATION: City of Hagerstown DATE: May 18, 1976

STREET AND NUMBER: City Hall

CITY OR TOWN: Hagerstown STATE: Maryland

12 State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National  State  Local

Signature \_\_\_\_\_

0 - pls check if we got a copy of this -  
 file letter in zoning binder in  
 library, under Wash Co. - m

# RECEIVED

OCT 12 1984

MARYLAND HISTORICAL  
TRUST

10 OCT 1984

H3815(NAR-PDC)

Mr. Brent A. Feight, AIA; CSI  
 Bushey Associates Inc.  
 473 North Potomac Street  
 Hagerstown, MD 21740

Dear Mr. Feight:

The Mid-Atlantic Regional Office of the National Park Service acknowledges the receipt of and accepts the documentation for 25-27 North Potomac Street, Hagerstown, MD. This documentation meets Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) standards, and complies with the Memorandum of Agreement between the Advisory Council on Historic Preservation, the City of Hagerstown and the Maryland State Historic Preservation Officer.

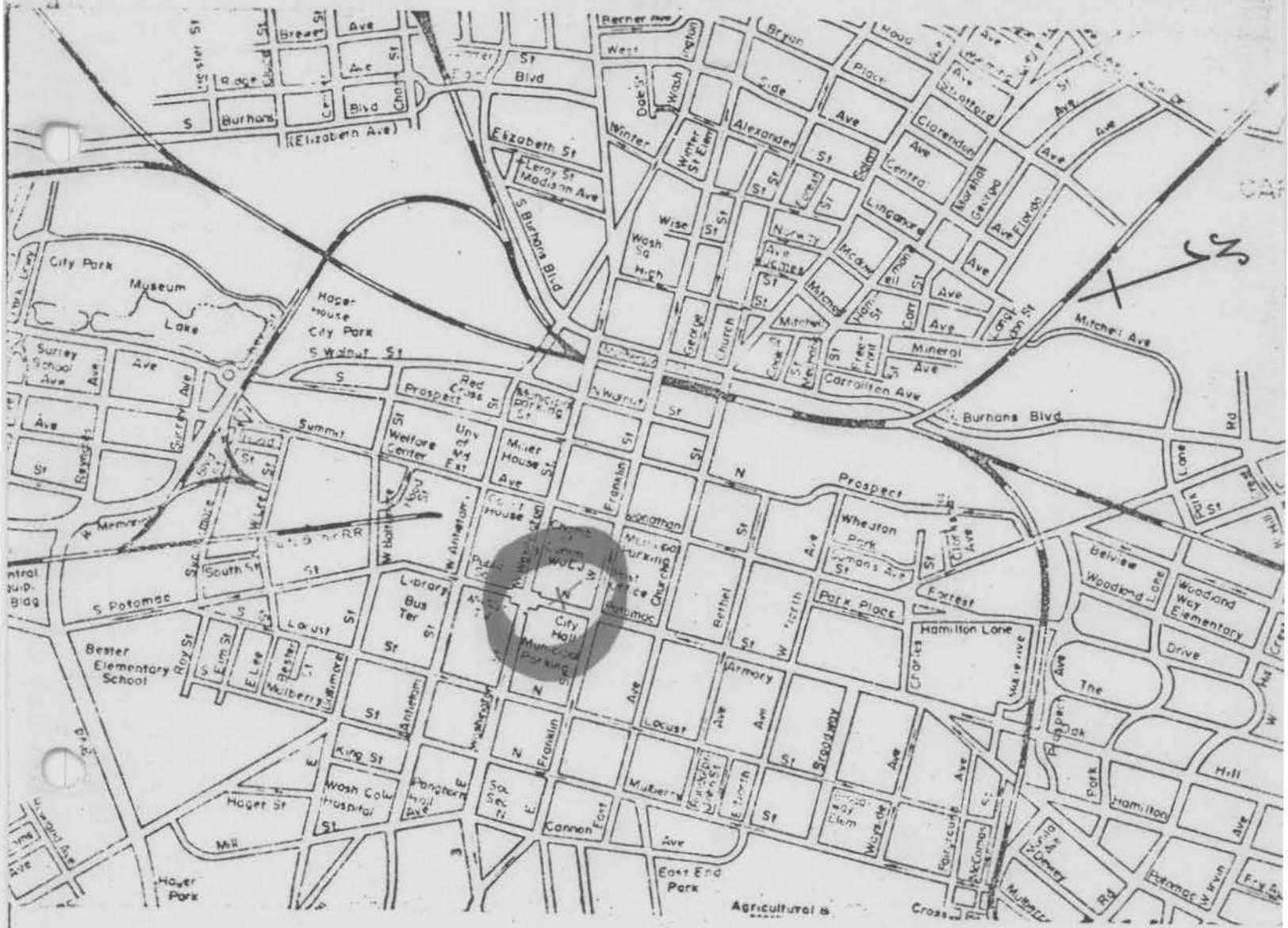
After editorial review and the preparation of support materials, the documentation will be transmitted to the HABS/HAER Collections of the Library of Congress. The records are in the public domain and will be accessible through the library.

Thank you for your cooperation in the completion of this project.

Sincerely,

*S. H. R.*  
 Stephanie H. Rodeffer  
 Acting Chief  
 Preservation Planning Division  
 Office of Cultural Programs

cc: HABS/HAER  
 MD SHPO  
 ACHP



**SITE:** 25-27 North Potomac Street  
 Hagerstown  
 Washington County, Maryland

**map:** City of Hagerstown,  
Washington County, Md.  
 City Engineering Dept.  
 July, 1970  
 scale 1"=1200'



25-27 North Potomac St.  
Hagerstown  
Washington Co., Md.  
NE view  
October 1975

WA-HAG-024

RONALD L. ANDREWS