

ABSTRACT

(R. Andrews, 12-76)

47-51 North Potomac Street

Circa 1915

Hagerstown

Washington County

The date 1915 and the name Max J. Simon are inscribed on a stone mounted near the top of the facade (east elevation) of this brick commercial structure. Positioned between two Neoclassical influenced nineteenth century structures, the building expresses the functionalism concepts which strongly influenced American architecture in the early decades of the twentieth century. The decorative detailing of the facade is limited and extraneous in nature.

Four stories high, the facade is constructed of tan colored bricks and has a recently installed shop front on the ground floor and two five-part window columns on the upper levels. Although the window columns have been altered, the upper stories of the facade retain their basic configuration.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

47-51 North Potomac Street

2 LOCATION

STREET & NUMBER

47-51 North Potomac Street

CITY, TOWN

Hagerstown VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Washington

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 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Garland E. Groh

Telephone #:

STREET & NUMBER

151 West Washington Street

CITY, TOWN

Hagerstown VICINITY OF

STATE, zip code
Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

Liber #: 551

Folio #: 828

STREET & NUMBER

95 West Washington Street

CITY, TOWN

Hagerstown

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

WA-NAG-31

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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

Known as 47-51 North Potomac Street in Hagerstown, Washington County, the building stands on the west side of the street in the northern half of the block formed by Public Square and Franklin Street.

Abutting the sidewalk and the neighboring structures to the north and south, the building is a four story, 1915 brick commercial structure with a flat roof. The principal or street facade faces east and is constructed of tan colored bricks with two window columns on the upper stories and a recently installed storefront on the street level. A pair of windows is located on each floor between the window columns.

Unfortunately, the window columns were reconstructed in recent years. The columns have five sides with single windows in the three largest sides. The column windows appear to be new with most still retaining their bracing strips. Covered with vertical aluminum siding, the columns are crowned and united by a shallow flat roof simulating a cornice.

The upper story facade windows are of the double-hung, wooden sash type with one-over-one lights. The pairs of double windows have masonry sills and brick flat arches with masonry keystones. The center pairs of windows appear to be original.

The street or east elevation is terminated at the top with a parapet with long, thin masonry capping blocks. The parapet simulates a closed balustrade with end and center piers. Each of the end piers have a bicolor diamond shaped ornament. A date stone with name "Max J. Simon" and the date "1915" recorded in raised figures is centered in the parapet.

The street level shop front has large glass display windows and a deep, recessed entranceway to the first and upper stories.

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 checked="" 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1915 (Date Stone) BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The date 1915 and the name Max J. Simon are inscribed on a stone mounted near the top of the facade (east elevation) of this brick commercial structure. Positioned between two Neoclassical influenced nineteenth century structures, the building expresses the functionalism concepts which strongly influenced American architecture in the early decades of the twentieth century. The decorative detailing of the facade is limited and extraneous in nature.

Four stories high, the facade is constructed of tan colored bricks and has a recently installed shop front on the ground floor and two five-part window columns on the upper levels. Although the window columns have been altered, the upper stories of the facade retain their basic configuration.

Visually, the building is not one of the most significant structures individually. It is, however, important to the streetscape through its rhythm of lines and compatibility of materials which are complimentary to those of the neighboring structures.

The present owner purchased the property in 1972. Max J. Simon, who had the structure erected, acquired the site in 1912 (Deed Book 139, p. 40).

(SEE CHAIN OF TITLE)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

The property measures approximately 32' x 158'.

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	Ronald L. Andrews, Historic Preservation Consultant	(mbe)
ORGANIZATION	City of Hagerstown	DATE July 20, 1977
STREET & NUMBER	City Hall	TELEPHONE (301) 731-3200
CITY OR TOWN	Hagerstown	STATE Maryland 21740

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

47-51 North Potomac Street
Hagerstown
Washington County, Maryland

HISTORICAL CHAIN OF TITLE (Washington County Land Records)

Book 551, p. 828
recorded 29 November 1972
grantor: Evelyn J. Myerly
Grantee: Garland E. Groh

Book 226, p.173
10 April 1944
grantor: Aaron Ruben and Evelyn (wife) and Maxwell Greenwald
and wife Rheva
grantee: John T. Myerly and wife Evelyn

Book 179, p. 166
5 January 1928
grantor: Annie Lena Simon, widow of Max Simon
grantee: Aaron Ruben

Book 136, p. 248 and Book 139, p. 40
1 May 1911 8 May 1912
grantor: Abraham E. Albert and wife Laura
grantee: Max J. Simon and wife Annie Lena



UNITED STATES DEPARTMENT OF THE INTERIOR
Washington D.C. 20243

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: The Max Simon Building
Address of property: Street 47-51 N. Potomac Street
City Hagerstown County Washington State Maryland Zip Code 21740
Name of historic district in which property is located: Hagerstown Commercial Core Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

The Max Simon Building is a four story, three bay commercial structure built by Max Simon in 1916. Its first story contains a modern store front which replaces the original and a separate entrance to the second, third and fourth floor residential units. The facade is accented by two

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

The Max Simon building is significant as a contributing structure within the Hagerstown Commercial Core Historic District. It is an example of a prominent building type within the district: early 20th century simple vernacular commercial structures built of brick. The

Date of construction (if known): 1916 Original site Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name 47-51 Limited Partnership
Street 314 North Potomac Street
City Hagerstown State MD Zip Code 21740
Telephone Number (during day) Area Code 301-739-7995

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature Kurt H. Cushman Date 3 DEC 82

For office use only

The structure described above is included within the boundaries of the National Register historic district and contributes does not contribute to the character of the district

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district

Signature [Signature] Date 2-14-83
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

is hereby certified a historic structure

does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

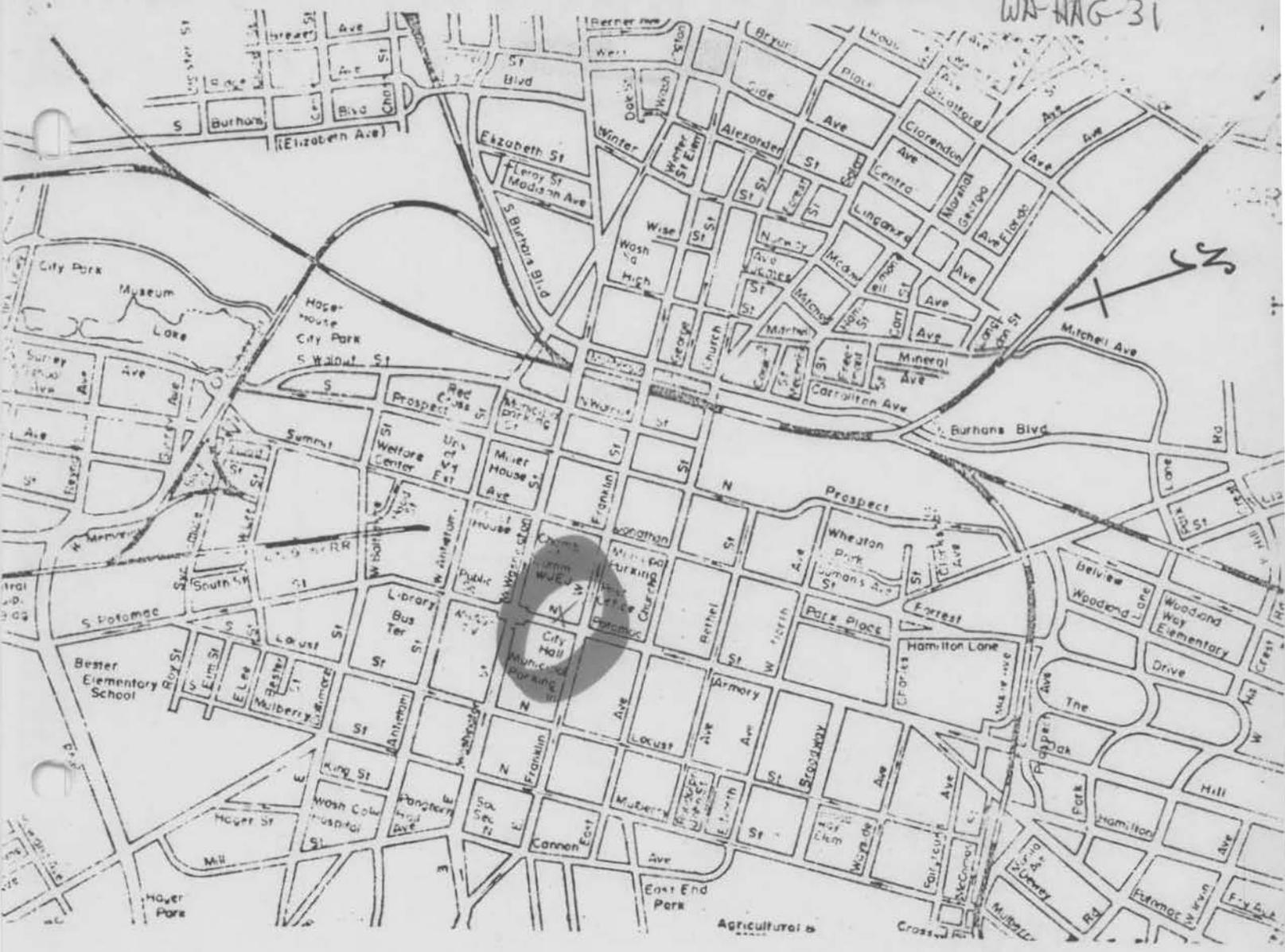
2.
Physical Appearance (Continued)

vertical rows of semi-hexagonal projecting bays for the three upper floors. The building is topped with an angled parapet which bears the name Max Simon and the date 1916. Attached to the west side of the building is a long extension of the first floor commercial area. There is also a basement under the first floor. This major portion of the first floor addition is original to the building. A short addition was added a few decades later to infill an old alley. The interior of the first floor was remodeled in the 1950's and retains no original finishes in the front half of the building. The second through the fourth stories have the original staircase and some of the trim work. Most of the woodwork remains on the site though most of it has been pulled from original locations and piled in various areas of the building. Some photographic documentation exists for the original appearance of the front of the exterior facade.

3. Statement of Significance (Continued)

building was constructed within the period of significance of the district, representing a time of major growth and development for the City from ca. 1880 to 1920.

WA-HAG-31



SITE: 47-51 North Potomac Street
 Hagerstown
 Washington County, Maryland

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



47-51 North Potomac St.
Hagerstown
Washington Co., Md.

SE view

December, 1976

RONALD L. ANDREWS
649 PHILADELPHIA AVE.
CHAMBERSBURG, PA. 17201