

ABSTRACT
(R. Andrews, 12-76)

Hotel Patterson
100 North Potomac Street
Hagerstown
Washington County, Maryland

19th century

Stylistically, the Hotel Patterson appears to be a circa 1860s-1870s Italianate influenced brick building with an earlier, but much altered and enlarged, stone structure tied in at the rear. Three stories high, the building has a symmetrically arranged five bay facade (west elevation) with a central door, and smooth exterior wall surfaces crowned with a bracketed cornice. Some speculation exists, however, that the main portion may be an earlier brick building that, like the rear stone structure, was extensively altered and enlarged. The principal factors indicating the theory of the earlier house are the different brick bondings on the facade and the stubby proportions of the windows.

Through history, the Hotel Patterson was also known as the Hoover House and the Blue Ridge Hotel. Thomas Scharf refers to the Hoover House in his 1882 History of Western Maryland as one of the present hotels. The name Hoover House is used in an 1865 deed when Joseph Hoover acquired the property from the Agnes Finagin estate. This fact seems to indicate that the structure standing on the site in 1865 may have been in use as a hostelry.

The Hoover family retained the property until 1905. When the hotel was sold again in 1910, the site is referred to as the Blue Ridge Hotel Property. The present name comes from Mayberry I. Patterson who purchased the building in 1910.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Blue Ridge Hotel, Hoover House

AND/OR COMMON

Hotel Patterson

2 LOCATION

STREET & NUMBER

100 North Potomac Street

CITY, TOWN

Hagerstown

___ VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Martin V. B. Bostetter

Telephone #:

STREET & NUMBER

P.O. Box 110

CITY, TOWN

Hagerstown

___ VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

Liber #: 531

Folio #: 75

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

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

Located at 100 North Potomac Street in Hagerstown, Washington County, the Hotel Patterson stands on the northeast corner of the intersection of Potomac and Franklin Streets in the second block north of Public Square.

The Hotel Patterson is a three story high brick rectangular shaped building with a bracketed cornice and a flat roof. It is abutted on the rear or east elevation by a slightly shorter three story building which is of stone construction up to the third level which is of brick. The rear structure has a bracketed cornice along the street elevation. The hotel sits tight to the sidewalk and the neighboring buildings to the north and east and is located on a hill which slopes upward to the north along Potomac Street and downward to the east along Franklin Street, resulting in a high foundation along the south elevation.

The building presently appears to be a circa 1860s-1870s structure with an earlier building tied in at the rear. The main or front portion has the characteristic post-Civil War period segmental arch windows with double-hung wooden sashes with two-over-two lights. With the flat exterior surface and symmetrical facade (five bays with center door) crowned by a boldly projecting cornice, the main section of the hotel has a strong 1870s Italianate feel to it.

Distributions in the brickwork above the second floor windows on the principal or street elevation along with the stubbiness of the windows in the front or main section leads to the possibility that this building may be an earlier structure which has undergone extensive alteration. Another factor indicating the possibility of an earlier building is the exterior brickwork which is heavily coated with paint. The facade or west elevation bricks are laid in Common bond with four rows of stretchers to each row of headers, a numerical combination often found on pre-Civil War buildings but usually along side and rear walls. The third story bricks are also laid in Common bond but appear to have more rows of stretchers between the headers as is typical of late nineteenth century construction. Extensive physical examinations of the interior would answer many of the questions about construction dates.

The rear structure has segmental arch windows on the first and third floor and flat arches on the second level. The second floor arches are fed into the top story brick wall construction although the stone walls continue along the arches. This information leads to the possibility that the second story originally had arch windows. The top story windows are rectangular with plain segmental arch panels. The principal windows of the back section have double-hung wooden sashes with two-over-two lights.

The building appears to be structurally sound and has a fairly good integrity of the 1860s-1870s period except for the modern shop fronts installed on the southwest corner of the first floor and along the south foundation wall, areas which could easily be restored.

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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION		
<input 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	BUILDER/ARCHITECT
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STATEMENT OF SIGNIFICANCE

Stylistically, the Hotel Patterson appears to be a circa 1860s-1870s Italianate influenced brick building with an earlier, but much altered and enlarged, stone structure tied in at the rear. Three stories high, the building has a symmetrically arranged five bay facade (west elevation) with a central door, and smooth exterior wall surfaces crowned with a bracketed cornice. Some speculation exists, however, that the main portion may be an earlier brick building that, like the rear stone structure, was extensively altered and enlarged. The principal factors indicating the theory of the earlier house are the different brick bondings on the facade and the stubby proportions of the windows.

Through history, the Hotel Patterson was also known as the Hoover House and the Blue Ridge Hotel. Thomas Scharf refers to the Hoover House in his 1882 History of Western Maryland (II, 1167) as one of the present hotels. The name Hoover House is used in an 1865 deed (Deed Book I.N. No. 19, p. 100) when Joseph Hoover acquired the property from the Agnes Finagin estate. This fact seems to indicate that the structure standing on the site in 1865 may have been in use as a hostelry.

The Hoover family retained the property until 1905 (Deed Book 121, p. 604). When the hotel was sold again in 1910 (Deed Book 132, p. 715), the site is referred to as the Blue Ridge Hotel Property. The present name comes from Mayberry I. Patterson who purchased the building in 1910.

If the building did undergo extensive change in the 1860s-1870s period, it is then one of many structures in Hagerstown to have been so altered. The primary significance, however, is its Italianate influenced appearance. Visually, the building serves a function similar to that of neighboring structures to the south, 1-3 and 2-4 South Potomac Street, in that it is a terminus for the lines formed by the other buildings in the block and the slope of the street. Restoration of the facade would greatly enhance the aesthetics issue. Unfortunately, the present one-way traffic flow does not present the building in the best light.

The present owner acquired the property in 1971 from the Patterson estate.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Scharf, John Thomas. History of Western Maryland, 2 vols.
Philadelphia: Louis H. Everts, 1882, Vol. 2, p. 1167.

Washington County Land Records, Courthouse, Hagerstown, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

The property measures approximately 42' x 240'.

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

December 3, 1976

STREET & NUMBER

City Hall

TELEPHONE

(301) 731-3200

CITY OR TOWN

Hagerstown

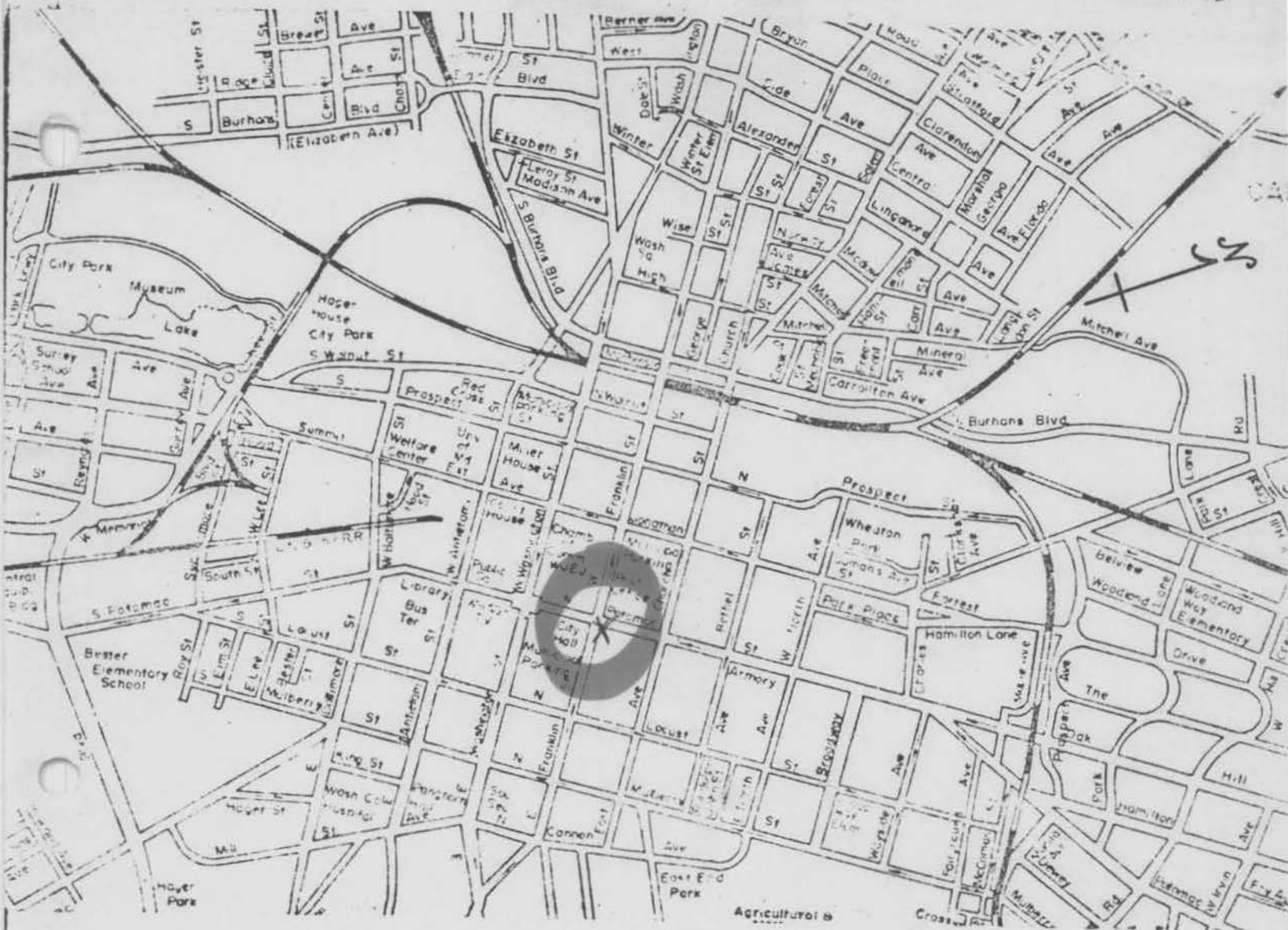
STATE

Maryland

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



SITE: Hotel Patterson
 100 North Potomac Street
 Hagerstown
 Washington County, Maryland

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



WA-HAG-33

Patterson Hotel

100 North Potomac St.

Hagerstown

Washington Co, Md.

SW view

November 1975

RONALD L. ANDREWS