

ABSTRACT  
(R. Andrews, 11-76)

111 North Potomac Street  
Hagerstown  
Washington County, Maryland

19th century

The main or front portion of this two and a half story, brick facaded building may be one of the oldest structures standing in the central area of Hagerstown. Although extensively altered, the north wall of this section is erected of stone and has at least one structural feature - segmental arch window openings - which is common to several dated examples of 1780s stone construction in Washington County. This original section is believed to have been used in the early nineteenth century as a tavern operated by John Cook.

The present Greek Revival influenced facade (east elevation) was built about the 1850s. The facade was further altered later, about 1910, with the addition of a Neocolonial doorway frontispiece. The interior has been extensively altered over the years.

MARYLAND HISTORICAL TRUST

WA-HAG-38  
22045443-11

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

111 North Potomac Street

**2 LOCATION**

STREET & NUMBER

111 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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

McComas-Armstrong, Inc.

Telephone #:

STREET & NUMBER

111 North Potomac 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 #: 597

Folio #: 470

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

NOTE: Three (3) Continuation Sheets Attached

**7 DESCRIPTION**

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<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 111 North Potomac Street in Hagerstown, Washington County, the building stands on the west side of the street in the southern third of the block formed by Franklin and Church Streets, the second block north of Public Square.

The building is a two and a half story masonry structure which abuts the sidewalk and the neighboring building to the south and has a slightly lower frame extension on the rear or west elevation. The front or main portion has a brick facade (east elevation) and a stone north wall which is heightened by a brick parapet. The south wall, which abuts the south neighboring building, and the west wall, which is covered over by the west extension, are believed to be stone.

Constructed of brick laid in Stretcher bond, the facade or east elevation has a circa 1910 Neo-Colonial doorway and a more recent shop window on the first floor and two symmetrically arranged single windows on the upper story. The bricks are heavily coated with paint and appear to be of the larger type used in the 1830s period. The facade is terminated with a broad, plain wooden cornice.

The upper story facade windows have double-hung, wooden sashes with one-over-one lights, narrow frames, and wooden sills and entablatures. The frames are rounded on the outer edge in a fashion typical of the 1820s-1840s period. The entablatures have a large reeding decoration and decorative corner blocks with raised circular motifs. The entablatures abut the cornice.

The facade doorway has a pedimented surround with slender, plain round pilasters supporting an architrave. The pediment contains a half-round fan light with Gothic tracery. The doorway opens into a small vestibule which probably was enclosed originally. The vestibule has ceramic tile wainscoting and two circa 1910 period doors leading into offices.

The north stone wall has what appears to be twentieth century windows: a group of two on the first floor and a group of three on the second floor. These window openings are placed in the western portion of the central section of the wall. The gable contains two small windows of one nine-light sash each with narrow frames. The eastern third of the wall contains two (one on each floor) segment arch window openings which are filled in with stone. The arches have radiating voussoirs.

The interior of the structure was extensively altered in recent years for use as offices.

**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 checked="" 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

STATEMENT OF SIGNIFICANCE

Although extensively altered over the years, this building is architecturally significant because the masonry portion may be one of the oldest structures standing in the central area of Hagerstown. Current analysis indicates that this original section could have been erected as early as the 1780s. The written records are incomplete but the stone north wall has at least one structural feature - segmental arch window openings - which is common to several dated examples of 1780s stone house construction in Washington County.

Historically, the original portion is believed to have once been a tavern. The property was sold to John Cook in 1800 (Deed Book N, p. 149). A John Cook is identified in 1800-1805 census material recorded in the 1872 History of Western Maryland (II, 1061) as being a "tavern keeper at stone house, 'Sign of General Washington.'" A General Washington Inn, however, is described in the same history (II, 1166) as being located in this vicinity of North Potomac Street. The Cook tavern is listed as standing nearly opposite the General Washington Inn.

The recorded deeds show that Cook purchased the property for £660 from Godfrey Lutherman of Frederick County (Deed Book N, p. 149). The property is described in this deed as Lot No. 43 in Elizabethtown and measuring 82' x 240', nearly three times the size of the present lot. Reference is also made in the deed to "lot and premises" which seems to indicate an existing structure. Annual rent on the property is listed as "four shillings and six pence sterling."

The building has undergone two major stylistic renovations over the years. The first alterations were probably made about the late 1850s and appear to have included a new, fashionable brick facade (east elevation) and parapet on at least the north end wall. The 1850s date is based upon two factors: first, that the changes still evident are Greek Revival in style, a manner commonly used in the area during the 1840s-1850s period, and, secondly, that the property was sold in 1854 by the estate of John Cook and the alterations were probably made by a new owner.

The full extent of the 1850s renovations are not known because the first story of the facade was further altered in the twentieth century. About 1910, a new entranceway with a pedimented Neo-Colonial style frontispiece was added. The large wing or a major portion of it appears to date from about this same time. Some decades later, probably about the 1960s, the present shop window was installed.

A building with a facade similar to what the 1850s renovated front on this building probably looked like is pictured in the top border of the late 1850s

CONTINUE ON SEPARATE SHEET IF NECESSARY

*see continuation sheet & chain of title*

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

- Sache, E. View of Hagerstown, Maryland. Baltimore: E. Sache and Company, late 1850s.
- Scharf, J. Thomas. History of Western Maryland, 2 vols. Philadelphia: Louis H. Everts, 1882.
- Sidney, J. C. Map of Hagerstown. Philadelphia: T. Sinclair, 1850.
- Washington County Land Records, Courthouse, Hagerstown, Maryland.
- CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

The property measures approximately 23' 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

November 12, 1976

STREET &amp; 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

MARYLAND HISTORICAL TRUST WORKSHEET

1 of 3 pages

CONTINUATION SHEET

R. Andrews, 11-76

111 North Potomac Street  
Hagerstown  
Washington County, Maryland

## #8. SIGNIFICANCE continued

View of Hagerstown, Maryland produced by E. Sache. The building pictured would have been located either one or two buildings to the south and may, allowing for artistic license, be the present structure. In the Sache view, the structure is shown to the right of the Junior Hall and Odd Fellow's Hall. (Note: For Sache view, see Lois B. McCauley's Maryland Historical Prints: 1752-1889, 1975.)

On the 1850 Sidney Map of Hagerstown, the building is listed as owned or occupied by "Mrs. Cook."

Although a total restoration of the facade to the eighteenth or nineteenth century is not recommended, the replacement of the present first floor shop window with a window arrangement sympathetic to the Neoclassical features of the nineteenth and early twentieth century renovations would greatly enhance the appearance of the building and its role in the streetscape.

SEE CHAIN OF TITLE

MARYLAND HISTORICAL TRUST WORKSHEET

2 of 3 pages

CONTINUATION SHEET

R. Andrews, 11-76

111 North Potomac Street  
Hagerstown  
Washington County, Maryland

## HISTORICAL CHAIN OF TITLE (Washington County Land Records)

Book 597, p. 470

20 June 1975

grantor: Joseph S. Ward, Jr. and wife Sarah S.

grantee: McComas-Armstrong, Inc.

part of Lot No. 43

Book 366, p. 791

2 May 1961

grantor: David H. Condon and wife Mary C.

grantee: Joseph S. Ward and wife Sarah S.

Book 185, p. 47

15 February 1930

grantor: Harry Edwin Blair and wife Lucy Stigers

grantee: David H. Condon and wife Mary C.

Book 173, p. 521

27 February 1926

grantor: Daniel A. Watkins and wife Flora S.

grantee: Harry Edwin Blair and wife Lucy Stigers

Book 125, p. 184

2 January 1907

grantor: David Horst and wife Susannah

grantee: Daniel A. Watkins, MD

Book 87, p. 157

13 March 1885

grantor: Andrew B. Almoney and wife Roberta W.

grantee: David Horst

Book 86, p. 328

27 October 1884

grantor: Abraham Miller and wife Sophia C. and John Kailor and wife  
Mary E..

grantee: Andrew B. Almoney

sum: \$2,180.00

William Protzman was agent for heirs of Joseph G. Protzman

Mary Kailor and Sophia Miller were surviving children of Joseph G. Protzman

## HISTORICAL CHAIN OF TITLE continued

3 of 3 pages

Book 86, p. 410  
12 November 1884  
grantor: Edward W. Mealey (Administrator will of William H. Protzman)  
and Laura Protzman, widow  
grantee: Andrew B. Almoney

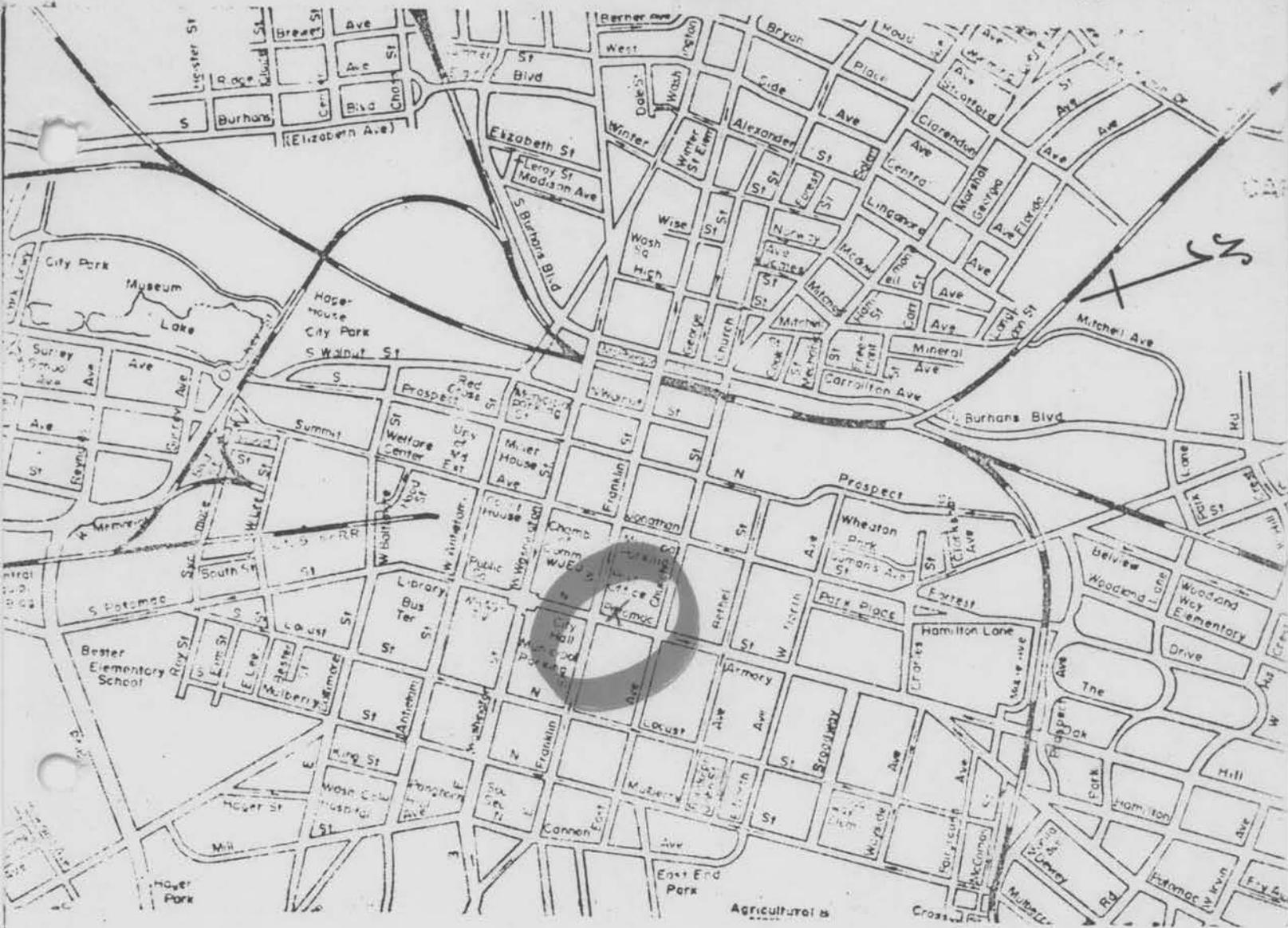
Book L.B.N. No. 1, p. 186  
25 September 1865  
grantor: David R. P. Protzman  
grantee: William H. Protzman

Book I.N. No. 13, p. 122  
20 April 1858  
grantor: Arthur J. R. Magruder and wife Elenora L.  
grantee: Joseph G. Protzman  
64' x 240'

Book I.N. No. 12, p. 582  
14 September 1857  
grantor: Michael H. Miller and wife Matilda E.  
grantee: Arthur J. R. Magruder  
61' x

Book I.N. No. 10, p. 130  
22 December 1854  
grantor: John Cook, executor of estate of John Cook  
grantee: Michael H. Miller  
61' x 240'

Book N, p. 149  
14 April 1800  
grantor: Godfrey Lutherman, Frederick County  
grantee: John Cook  
sum: 660  
situated in Elizabethtown, Lot No. 43, 82' x 240'  
annual rent of 4 shillings and 6 pence sterling, refers to lot and  
premises  
No earlier deed reference given in this deed



SITE: 111 North Potomac Street  
 Hagerstown  
 Washington County, Maryland

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



WA-HAG-38

111 North Potomac Street  
Hagerstown  
Washington Co., Md.

NE view

October 1975

RONALD L. ANDREWS