

## ABSTRACT

Hays Building  
26-30 West Washington Street  
Hagerstown  
Washington County

circa 1905-1906

The Hays Building is representative of the Renaissance Revival form of commercial architecture popular in the early twentieth century. By far one of the best examples of the style in Hagerstown, the Hays Building is particularly interesting for the decorative detailing of the upper two levels of the facade, especially the elaborately bordered cartouche bearing the initial "H."

The Hays Building was erected for the Hays firm, a business specializing in stationery and book supplies. The Hays family purchased the property in June, 1905.

HISTORIC SITE  
SURVEY INVENTORY

MARYLAND HISTORICAL TRUST WORKSHEET

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

SEE INSTRUCTIONS

<b>1. NAME</b>				
COMMON: 26-30 West Washington Street				
AND/OR HISTORIC: Hays Building				
<b>2. LOCATION</b>				
STREET AND NUMBER: 26-30 West Washington Street				
CITY OR TOWN: Hagerstown				
STATE Maryland		COUNTY: Washington		
<b>3. CLASSIFICATION</b>				
<b>CATEGORY</b> (Check One) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<b>OWNERSHIP</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<b>STATUS</b> <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
<b>ACCESSIBLE TO THE PUBLIC</b> 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	_____	_____
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: R. M. Hays and Brothers				
STREET AND NUMBER: 30 West Washington Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		21740
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
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. #): 122-141				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> 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)
	<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	
<p>The Hays Building is located at 26-30 West Washington Street in Hagerstown, Washington County, and stands on the north side of the street in the eastern half of the block formed by Public Square and Jonathan Street.</p> <p>The building is a circa 1905-1906 masonry commercial structure, Renaissance Revival in style and three stories in height. The decorative detailing is concentrated on the street facade (south side) and along about one bay of the west side, which is open to view because of an alley. The second and third floor levels of the facade are built of brick with stone trim and appear to be original in condition. The street level has a mid-twentieth century store front with glazed tile panels. The name "Hays Inc." is inscribed in the panels above the recessed center doors.</p> <p>The facade is crowned by a heavy cornice and is sectioned into three window divisions. The central bay of each floor is covered with stone tiles and has a tripartite window with transoms. The second floor window has a segmental pediment with a foliated panel supported by foliated brackets. The third floor tripartite window has a wide surround with dogears or crossetts. The windows in the outer bays have double-hung wooden sashes with one-over-one lights and one pane transoms. The second story outer bay windows have brick flat arches with stone keystones.</p> <p>The cornice rests on fluted, flat pilasters of the Greek Ionic order, one at each end of the front. Above the cornice is a closed brick balustrade with a Baroque style cartouche elaborately bordered with foliated swags and curvilinear decoration. The convex field of the oval panel of the cartouche bears a large letter "H" in bas-relief sculpture.</p>	

SEE INSTRUCTIONS

**B. 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)

c. 1905-1906

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/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

The Hays Building is representative of the Renaissance Revival form of commercial architecture popular in the early twentieth century. By far one of the best examples of the style in Hagerstown, the Hays Building is particularly interesting for the decorative detailing of the upper two levels of the facade, especially the elaborately bordered cartouche bearing the initial "H."

The Hays Building was erected for the Hays firm, a business specializing in stationery and book supplies. The Hays family purchased the property in June, 1905.

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	
NW	Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

The property measures approximately 35' x 118'.

SEE INSTRUCTIONS

**11 FORM PREPARED BY**

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

ORGANIZATION: City of Hagerstown      DATE:

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 \_\_\_\_\_

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Hays Building  
Address of property: 28 West Washington Street  
City Hagerstown County Washington State Maryland Zip Code 21740  
Name of historic district: Hagerstown Commercial Core Historic District

National Register district  certified state or local district  potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Douglass C. Reed, Preservation Associates, Inc. Title President  
Street 207 South Potomac Street City Hagerstown  
State Maryland Zip 21740 Telephone Number (during day): 301-791-7880

4. Owner:

Name Park-Oliver Partnership, A Maryland Partnership  
Street 28 W. Washington Street City Hagerstown  
State Maryland Zip 21740 Telephone Number (during day): 301-790-1234

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature *James Stone* Date 6/25/86  
James Stone, Partner  
Social Security Number or Taxpayer Identification Number 52-1428026

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

The Hays Building

Property Name

28 W. Washington St., Hagerstown, MD

Property Address

Perk-Oliver Partnership 52-1428026

or Name/Social Security or Taxpayer ID Number

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-

PART 1

NPS Use Only

WA-HAG-105

Project Number:

5. Description of physical appearance:

The three story Hays building stands on the north side of West Washington Street facing south. The main facade presents a glass and aluminum store front currently missing the leaded glass band above the store fronts. The second and third stories exhibit stylistic embellishments of the neoclassical style. The area above the store front has a concrete ledge upon which stand the corner pilasters representing Greek Ionic columns. Three windows are evenly spaced across the front at each level. The center window group has an arched surround on the second floor and an "18th century dog ear" surround on the third floor. The interior on each floor is clear span and open. Plaster walls and wood trim around the windows. The 1st floor was remodeled in 1984.

Date of Construction: 1906 Source of Date: Date block on building

Date(s) of Alteration(s): 1984

Has building been moved?  yes  no. If so, when? \_\_\_\_\_

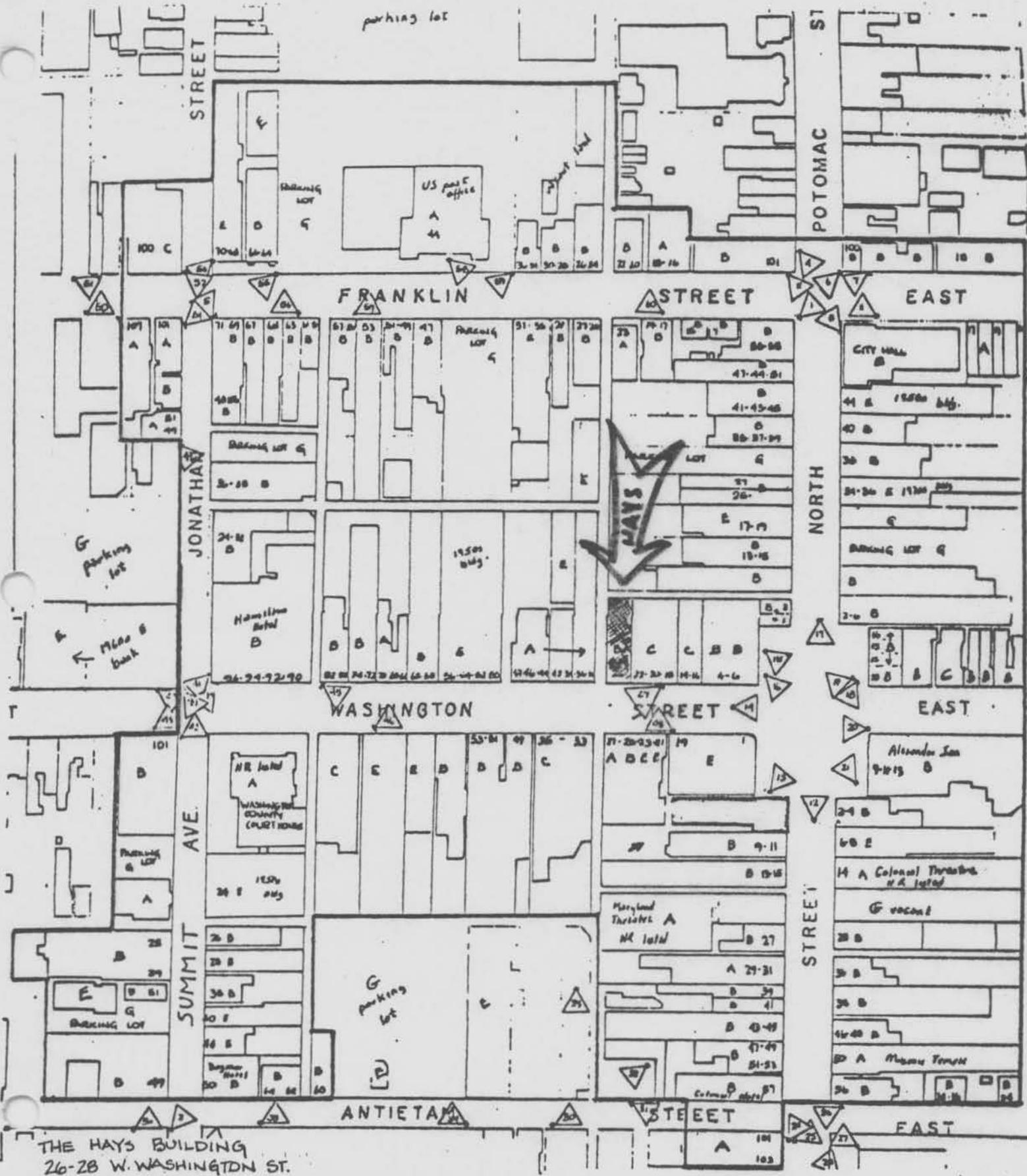
6. Statement of significance:

The Hays building is outstanding among Hagerstown's commercial structures in the downtown district because of its elaborate Beaux Arts facade. It exemplifies the economic boom that took place in Hagerstown in the late 19th and early 20th century. The facade of the 2nd and 3rd floor levels, the alley side and rear elevations of the building are all unmodified. Though the original store front was altered in the 1950's and rebuilt in 1984, the 1984 store front configuration resembles the original storefront.

7. Photographs and maps. Refer to Photos 1 through 6 accompanying the Part II Application

Attach photographs and maps to application.

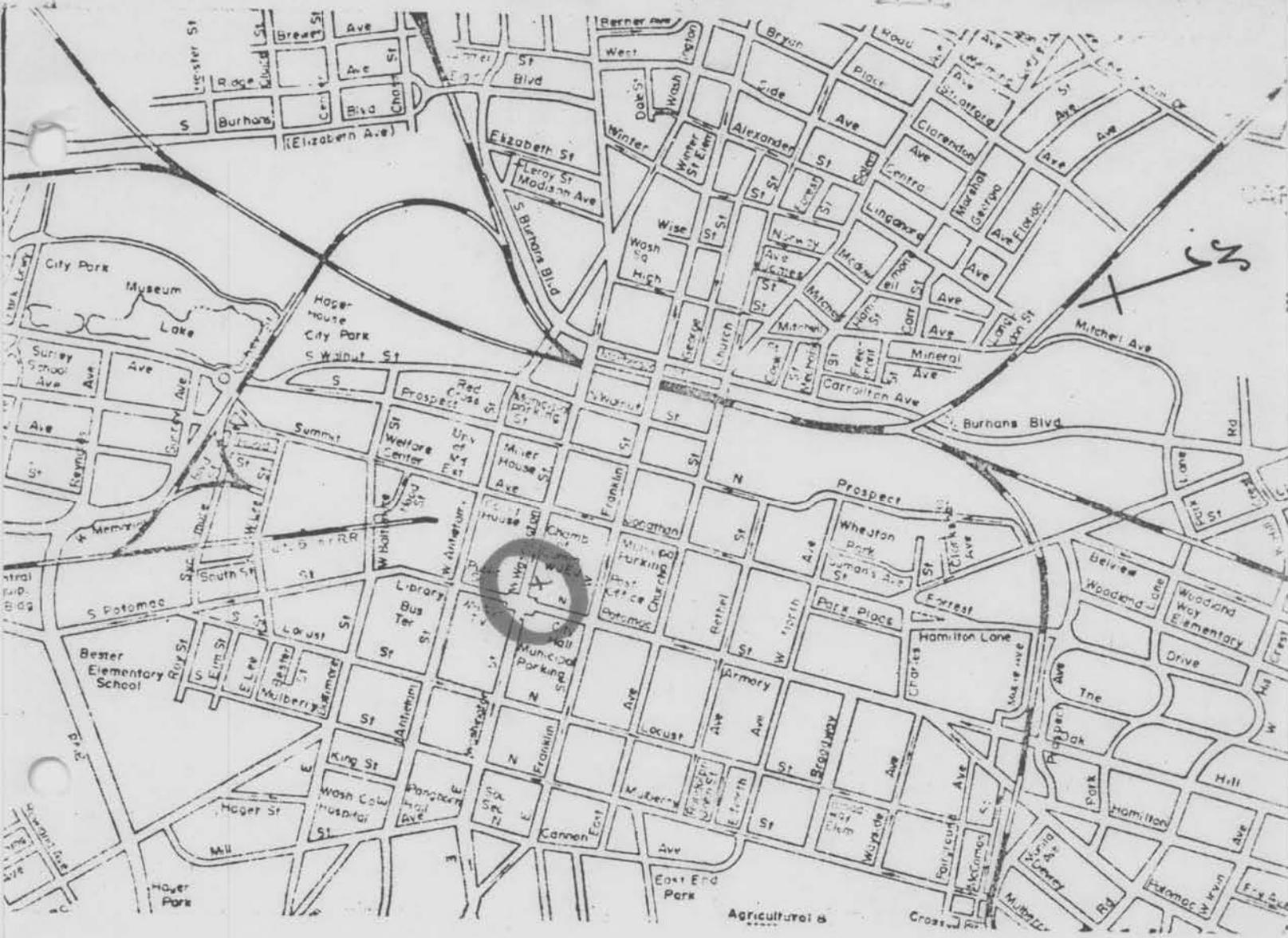
Continuation sheets attached:  yes  no



THE HAYS BUILDING  
26-28 W. WASHINGTON ST.

each building is identified as to contributive value to significance of the district - see reverse of map for code identification: "B" = A CONTRIBUTING

Hagerstown Commerical Core Historic District  
Hagerstown, Washington County, Maryland



**SITE:** Hays Building  
 26-30 West Washington Street  
 Hagerstown  
 Washington County, Maryland

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



WA-HAG-105  
Hays Building  
26-30 West Washington St  
Hagerstown  
Washington Co, Md.  
SW view  
August, 1975

RONALD L. ANDREWS