

ABSTRACT

(R. Andrews, 9-76)

Kaylor Building

circa 1880s

121-123 West Washington Street

Hagerstown

Washington County

The Kaylor Building is a three story high late nineteenth century urban structure which probably was erected about the 1880s as a residence. Constructed of brick, the building is significant primarily because the upper two stories of the facade (north side) appear to be in fairly original condition thus standing as an important artifact of Hagerstown's architectural history.

The facade has a circa 1900-1910 rock faced commercial front at the street level and is terminated by a bracketed cornice with a center pediment. The second and third stories have shuttered segmental arch windows and an ornate iron balcony.

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: Kaylor Building

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 121-123 West Washington 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"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered
PRESENT USE (Check One or More as Appropriate)		<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
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input checked="" type="checkbox"/> Comments <u>Offices</u>

4. OWNER OF PROPERTY

OWNER'S NAME: Mr. and Mrs. Omar T. Kaylor, Jr. (Jean J.)

STREET AND NUMBER: 123 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. #): 467-23

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 checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Kaylor Building stands at 121-123 West Washington Street in Hagerstown, Washington County, and is located on the south side of the street near the center of the block formed by Summit Avenue and Prospect Street.

The building is a late nineteenth century brick structure which sits tight to the sidewalk and neighboring buildings. Three stories high, the building has a rectangular shaped facade (north side) which is terminated at the top by a bracketed cornice and has a circa 1900 commercial front at the street level. The upper two stories of the facade appear to be fairly original in condition and have three segmental arch window openings with louvered shutters and pedimented entablatures on each level. The upper level facade bricks are laid in Common bond with a varying number of rows of stretchers to a single row of headers. The exterior walls readily visible from the sidewalk are painted.

The facade windows of the upper stories have double-hung, wooden sashes with segmental arch top sashes. The second story windows are long with two-over-four sashes while those of the third story have two-over-two sashes. The third story windows also have scalloped skirt boards. Each of the six facade windows now have aluminium "storm" windows mounted over them.

An iron balcony nearly the length of the facade runs along the base of the second floor windows and has an ornate balustrade and four ornate iron support brackets underneath.

The facade cornice has a plain freize and large end brackets with a series of modillions between and a low center pediment at the top. In the pediment panel is foliated decoration.

The street level of the facade has rock-faced blocks and a large window of multiple lights and classical influence. The window itself may date later than the circa 1900 period. Entrance to the building is through a doorway in the western end of the facade. The doorway has a large transom of one light, recessed doors, and a flat arch above.

The interior of the first floor has been extensively altered over the years.

NOTE: The facade bricks on the eastern edge of the second story appear to be tied into the building at 115 West Washington Street meaning that the two buildings may have been erected at the same time, but there is no evidence that the Kaylor Building underwent extensive alteration.

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 type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

circa 1880s

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 | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

The Kaylor Building is a three stories high late nineteenth century urban brick structure which probably was erected about the 1880s as a residence. The building is significant primarily because the upper two stories of the facade (north side) appear to be in fairly original condition, thus standing as an important artifact of Hagerstown's architectural history.

Unfortunately, few historical facts of the building are known. Some speculation suggests that the structure actually dates from the 1820s or 1830s period and was extensively remodeled in the late nineteenth century, as is the case of a number of buildings in downtown Hagerstown. No evidence, however, exists to support this theory. The basic stylistic and construction features of the second and third stories of the facade are similar to those characteristic of the 1880s period in Hagerstown.

The Kaylor Building was probably originally a house. Throughout the nineteenth century, this block of West Washington Street was primarily residential in use. By the close of the century, the eastern end of the street, the section nearest to Public Square, was growing more and more commercial. It would have been the 1900-1910 period when the present rock faced commercial front was added to the Kaylor Building. With the combined original upper stories and later ground floor front, the facade of 121-123 West Washington Street is a physical record of the development of the downtown region.

The property is described in an 1883 deed as containing a "large brick dwelling house" which could be the existing building (Deed Book 83, p. 646). The property is the western half of Lot No. 92 as delineated on the 1869 Downin plat of Hagerstown.

(SEE CHAIN OF TITLE)

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 measure approximately 26' x 240'.

SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: Ronald L. Andrews, Historic Preservation Consultant (mbe)		DATE Sept, 10, 1976
ORGANIZATION City of Hagerstown		
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

Kaylor Building
121-123 West Washington Street
Hagerstown
Washington County, Maryland

HISTORICAL CHAIN OF TITLE (Washington County Land Records)

Book 467, p. 23
15 February 1968
grantor: Gilbert W. Hovermale, Trustee
grantee: Omer T. Kaylor, Jr. and wife, Jean J.

Book 467, p. 22
15 February 1968
grantor: Omer T. Kaylor and wife
grantee: Gilbert W. Hovermale

Book 414, p. 255
1 October 1964
grantor: Charles C. Grice, executor of estate of Cora Belle Hoff
grantee: Omer T. Kaylor
sum: \$30,000

Book 163, p. 557
23 September 1922
grantor: Daniel E. Hoff
grantee: Cora Belle Hoff

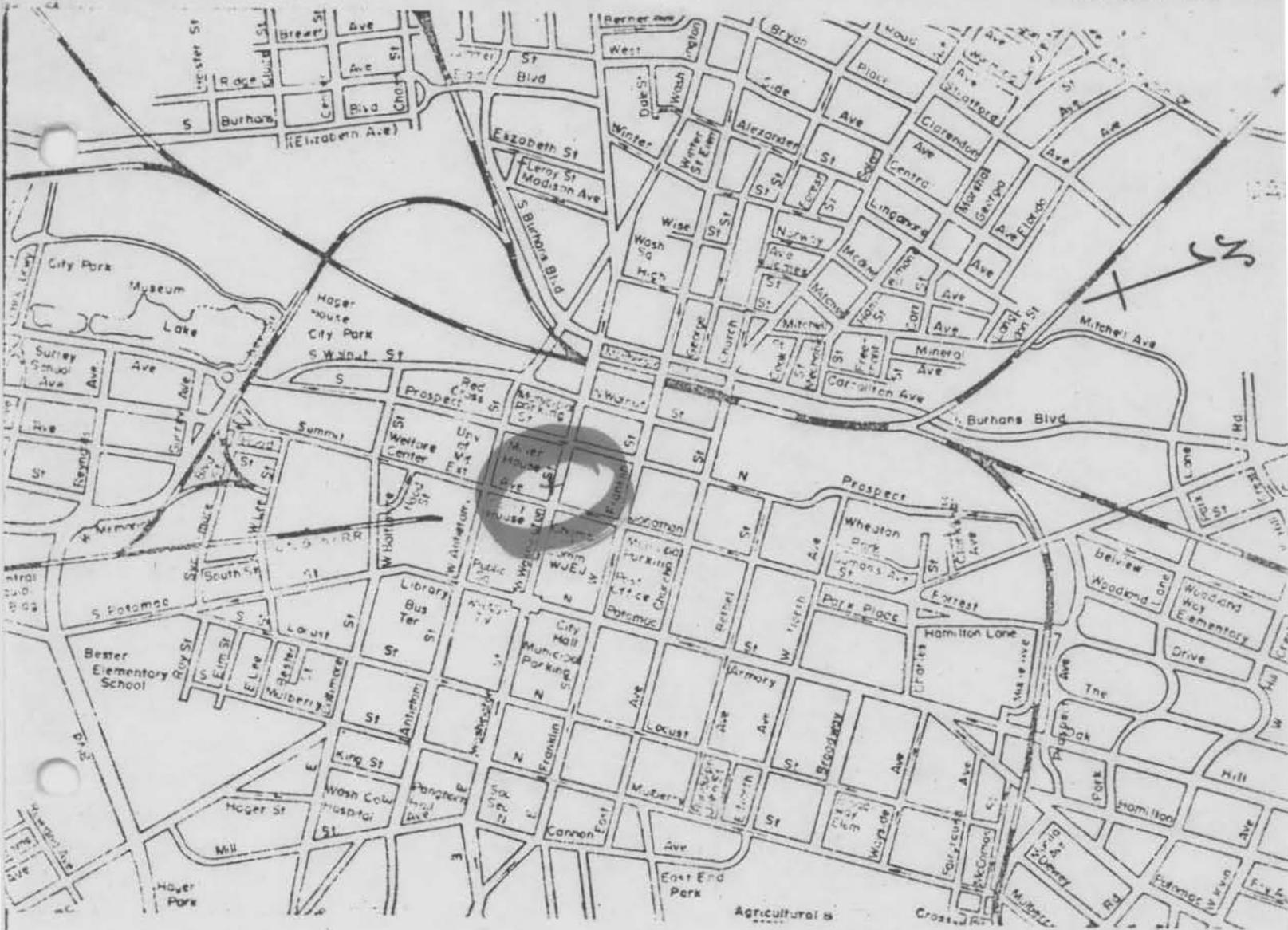
Book 138, p. 552
1 April 1912
grantor: Clarence Keedy
grantee: David E. Hoff
consideration: \$16,500

Book 123, p. 679
10 April 1906
grantor: Annie R. Ulrich
grantee: Clarence Keedy

Book 86, p. 72
3 June 1884
grantor: Thomas H. Crampton, Trustee
grantee: Samuel Ulrich

Book 83, p. 646
2 January 1883
grantor: Zachariah S. Claggett and wife Jane R.
grantee: Thomas A. Crampton, Trustee
improved by a "large brick dwelling house"

Book L.B.N. #1, p. 627
9 March 1867
grantor: William T. Hamilton and Andrew K. Syester
grantee: Jane R. Claggett



SITE: Kaylor Building
 121-123 West Washington Street
 Hagerstown
 Washington County, Maryland

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



CHRISTIAN
BOOK STORE

WA-HAG-126

Kaylor Building
121-123 West Washington St
Hagerstown
Washington Co., Maryland

NW view

June 1975

RONALD L. ANDREWS