

ABSTRACT  
(R. Andrews, 3-77)

170 West Washington Street  
Hagerstown  
Washington County, Maryland

circa 1893

This Romanesque influenced brick house is thought to have been erected for John L. Nicodemus (18 -1915), President of the Peoples National Bank. Although Nicodemus purchased the property in 1893 (Book 100, p. 573), no evidence that he resided in this house is available. In the early twentieth century city directories, Nicodemus' residence is listed for another address along West Washington Street but not 170. Mrs. Nicodemus, however, is listed as residing here in 1917 about the time of her husband's death.

Prominently located on a corner lot near the crest of a hill two blocks west of Public Square, this house is a significant element of the streetscape. It sharply contrasts with the Classical influenced buildings along Washington Street both in materials and configuration. This structure has a base and decorative banding of rock-faced stone breaking up the smooth, plain surface formed by the exterior bricks. The facade or south elevation of the house is characterized by the round Romanesque arch seen in windows and the porch arcades.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

170 West Washington Street

**2 LOCATION**

STREET & NUMBER

170 West Washington 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 checked="" type="checkbox"/> OTHER: offices

**4 OWNER OF PROPERTY**

NAME Mr. and Mrs. Michael A. Massih (Margaret A.)  
c/o Midtown Motel

Telephone #:

STREET & NUMBER

16 North Prospect 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 #:~~ Bk. 574, p. 604

~~Folio #:~~ Bk. 554, p. 263

STREET & NUMBER

95 West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Maryland Historical Trust Inventory, No. WA-6093

DATE

1970

\_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

NOTE: Two (2) Continuation Sheets attached.

**7 DESCRIPTION**

**CONDITION**

<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED

**CHECK ONE**

UNALTERED  
 ALTERED

**CHECK ONE**

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Known as 170 West Washington Street in Hagerstown, Washington County, the building stands on the northeast corner at the intersection of North Prospect Street, the end of the second block west of Public Square.

The building is a circa 1890-1900 period Romanesque influenced painted brick urban dwelling which abuts the sidewalk along the facade or south and the west elevations. Three stories with a small mansard roof, the house consists of a rectangular block with a three story tower on the southwest corner at the intersection of the streets and a one story arcaded porch along the facade. A rectangular three story, flat roof wing projects along North Prospect Street.

The facade or south elevation has an asymmetrical arrangement of windows with a one story projecting rectangular window centered above the arcaded porch. Most of the windows have double-hung, wooden sashes with one-over-one lights. The decorative stone bands correspond to the tops and bottoms of the windows. The facade roof line is broken by gable wall dormers with windows.

The tower has a stone base with three single windows on the first and second floor and five smaller windows set in round arches on the top story below a low conical roof. The Romanesque colonnade which forms the front porch has three arches supported by four pairs of stubby round columns with foliated capitals.

The building appears to be structurally sound. The exterior visible from the street is in original condition although obstructed by a large motel sign.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

WA-NAG-137

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 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      circa 1893

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

This Romanesque influenced brick house is thought to have been erected for John L. Nicodemus (18 -1915), President of the Peoples National Bank. Although Nicodemus purchased the property in 1893 (Book 100, p. 573), no evidence that he resided in this house is available. In the early twentieth century city directories, Nicodemus' residence is listed for another address along West Washington Street but not 170. Mrs. Nicodemus, however, is listed as residing here in 1917 about the time of her husband's death.

Prominently located on a corner lot near the crest of a hill two blocks west of Public Square, this house is a significant element of the streetscape. It sharply contrasts with the Classical influenced buildings along Washington Street both in materials and configuration. This structure has a base and decorative banding of rock-faced stone breaking up the smooth, plain surface formed by the exterior bricks. The facade or south elevation of the house is characterized by the round Romanesque arch seen in windows and the porch arcades.

SEE CHAIN OF TITLE

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Washington County Land Records, Courthouse, Hagerstown, Maryland.

Morgan, William. Notes on file at Maryland Historical Trust, Annapolis, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

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

The property measures approximately 45' x 75'.

**VERBAL BOUNDARY DESCRIPTION**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

STATE	COUNTY
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**11 FORM PREPARED BY**

NAME / TITLE

Ronald L. Andrews, Historic Preservation Consultant (mbe)

ORGANIZATION

City of Hagerstown

DATE

March 11, 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

170 West Washington Street  
Hagerstown  
Washington County, Maryland

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

Book 574, p. 604

13 March 1974

grantor: John S. Hollyday, Trustee

grantee: Michael A. Massih and wife Margaret A.

2 parcels, 1st parcel applies

Book 554, p. 263

24 January 1973

grantor: Harry E. Eberly

grantee: Michael A. Massih and wife Margaret A.

Book 230, p. 558

2 July 1945

grantor: Lynn H. Brumback and wife Mary E. and Ralph S. Stauffer  
and wife Sue

grantee: Harry E. Eberly

western portion of Lot #200

Book 173, p. 50

20 November 1925

grantor: Raymond J. Funkhouser and wife Laura Merle

grantee: Lynn H. Brumback and wife Mary E. and Ralph S. Stauffer  
and wife Sue C.

Book 173, p. 49

19 November 1925

grantor: Charles Edward Hilliard, executor of will of  
Virginia S. Nicodemus

grantee: Raymond J. Funkhouser

by public sale 28 October 1924 for \$45,250.00

Book 150, p. 528

20 February 1917

grantor: Charles Edward Hilliard, executor of will of John L. Nicodemus  
(Will Book M, p. 74)

grantee: Virginia S. Nicodemus, wife of J. L. Nicodemus

Book 100, p. 573

3 April 1893

grantor: William F. Smith, Ella T. Smith, Mary S. Boyle and husband  
Charles, Elizabeth L. Kealhofer and husband William  
(heirs and Josiah F. Smith)

grantee: John L. Nicodemus

consideration \$11,500

lot #200 adjoined on east by residence of late Col. George Schley  
and on west by public alley

MARYLAND HISTORICAL TRUST WORKSHEET

2 of 2 pages

CONTINUATION SHEETR. Andrews, 3-77

170 West Washington Street continued

Book WMKK #2, p. 330

1 April 1870

grantor: Benjamin F. Sushbaugh

grantee: Josiah F. Smith

Hagerstown

WA - VI - 39 WA-HAG 137

Form 10-300 (Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

MD. HISTORICAL TRUST  
BOX 1704  
ANNAPOLIS, MD. 21404

N. R. FIELD SHEET  
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

**1. NAME**

COMMON:

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
170 West Washington Street [north-east corner at Prospect St]

CITY OR TOWN:  
Hagerstown

STATE: Maryland CODE: COUNTY: Washington CODE:

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/>	Yes: Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No: <input type="checkbox"/>
Site <input type="checkbox"/> Object <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>		

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" 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 <input type="checkbox"/>		

**4. OWNER OF PROPERTY**

OWNERS NAME:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: city lot

**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: CODE:

STATE:  
COUNTY:  
ENTRY NUMBER  
DATE

FOR NPS USE ONLY

8361

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Although somewhat marred by the 'Midtown Motel' sign attached to its round corner tower, 170 West Washington Street still remains a fine late 19th century urban dwelling. With a rather irregular plan, this 3 storey brick house has a stone base and stone trim serving as belt courses between the floors. The most prominent feature is the three storey corner tower with its slate conical roof. The third storey tower windows are set in round arches which are picked up by the fine Romanesque colonade which forms the front porch. The three arches of this porch are supported on pairs of stubby Romanesque columns with floriated capitals. There is a little square projection on the second storey above the arch furthest away from the corner tower.

SEE INSTRUCTIONS

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

Pre-Columbian       16th Century       18th Century       20th Century   
 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known)

c 1880s-'90s [?]

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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"/>	<u>architecture</u>
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>	<u>townscape</u>
Art <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/Humanitarian <input type="checkbox"/>	_____
Commerce <input type="checkbox"/>	Architecture <input type="checkbox"/>	Theater <input type="checkbox"/>	_____
Communications <input type="checkbox"/>	Literature <input type="checkbox"/>	Transportation <input type="checkbox"/>	_____
Conservation <input type="checkbox"/>	Military <input type="checkbox"/>		_____
	Music <input type="checkbox"/>		_____

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

170 West Washington Street serves the same function as the Presbyterian Church on the corner opposite it, in that its round corner tower helps define the beginning of the commercial section of Hagerstown.

In addition, the house is a good example of a late 19th century urban house with Romanesque details.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

**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 ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE:  
William Morgan

ORGANIZATION: Department of Art History      DATE: June 9, 1970

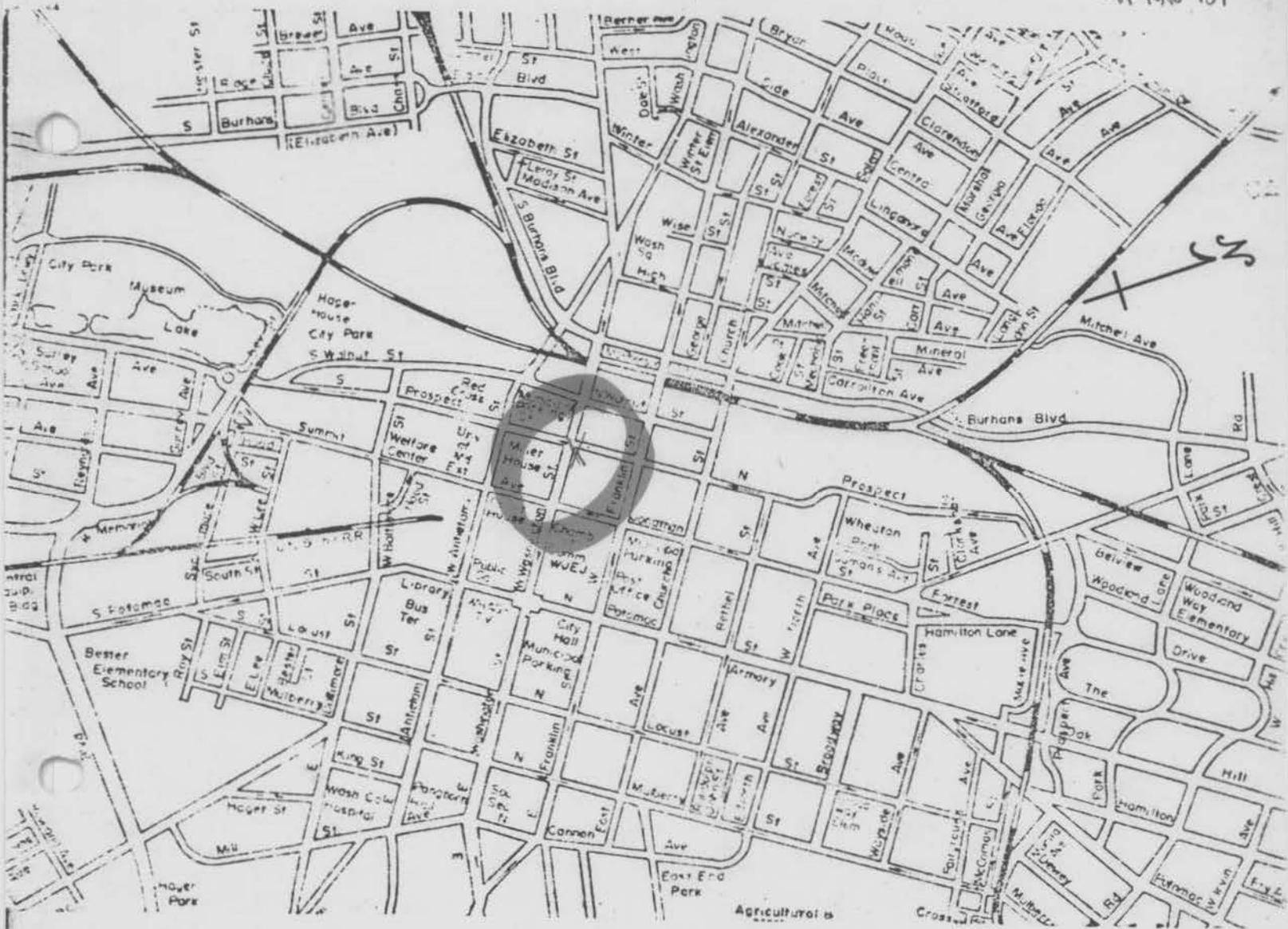
STREET AND NUMBER:  
University of Delaware

CITY OR TOWN: Newark      STATE: Delaware      CODE: \_\_\_\_\_

**12. STATE LIAISON OFFICER CERTIFICATION      NATIONAL REGISTER VERIFICATION**

<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/>      State <input type="checkbox"/>      Local <input type="checkbox"/></p> <p>Name _____</p> <p>Title _____</p> <p>Date _____</p>	<p>I hereby certify that this property is included in the National Register.</p> <p>_____ <i>Chief, Office of Archeology and Historic Preservation</i></p> <p>Date _____</p> <p>ATTEST:</p> <p>_____ <i>Keeper of The National Register</i></p> <p>Date _____</p>
--	---

SEE INSTRUCTIONS



**SITE:** 170 West Washington Street  
 Hagerstown  
 Washington County, Maryland

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



WA-HAG-137

170 West Washington St  
Hagerstown  
Washington Co, Md.

SW view

August, 1975

RONALD L. ANDREWS



170 West Washington St  
Hagerstown  
Washington Co., Md.

South elevation

August, 1975

RONALD L. ANDREWS



WA-HAG-187

170 West Washington St  
Hagerstown  
Washington Co, Md.

South elevation, porch detail

August, 1975

RONALD L. ANDREWS



WA-HAG-137

170 W. Washington St.

PHOTOGRAPH BY  
WILLIAM D. MORGAN



WA-HAG-137

170 W. Washington St.

PHOTOGRAPH BY  
WILLIAM D. MORGAN