

REVIEW SHEET

Historic Preservation Certification Application—Significance

erty: 101 WEST FRANKLIN ST., HAGERSTOWN, MARYLAND Project No.: _____

Historic District: HAGERSTOWN COMMERCIAL CORE
2-26-87 date initial application received by State _____ date(s) additional information requested by State
2-26-87 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? no ___ yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER 1	This property involves:
	<input type="checkbox"/> Extensive loss of historic fabric <input checked="" type="checkbox"/> Substantial alterations over time <input checked="" type="checkbox"/> Preliminary determination of listing <input checked="" type="checkbox"/> for district _____ for individual property <input type="checkbox"/> Significance less than 50 years old <input type="checkbox"/> Obscured or covered elevation(s) <input type="checkbox"/> Moved property <input type="checkbox"/> State recommendation inconsistent with NR documentation <input type="checkbox"/> Recommendation different from the applicant's request

NUMBER 2	Complete item(s) below as appropriate.
	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>19TH AND EARLY 20TH</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes ___ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input checked="" type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section ___, page ___.</p> <p>(3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____</p> <p>B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: ___ A ___ B ___ C ___ D Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

NUMBER
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Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

THE NR DESCRIPTION OF THE HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT STATES THAT FEW BUILDINGS REMAIN FROM THE EARLY 19TH CENTURY THAT DID NOT RECEIVE CONSIDERABLE ALTERATIONS. 101 WEST FRANKLIN STREET, WHICH DOCUMENTATION DESCRIBES AS BEING BUILT IN THE LATE 10TH CENTURY, IS A PAINTED BRICK MASONRY BUILDING THAT HAS BEEN ALTERED DRAMATICALLY FROM A FEDERAL STYLE DWELLING TO A SECOND EMPIRE - INSPIRED, COMMERCIAL/RESIDENTIAL STRUCTURE.

WITH THE INCORPORATION OF A SECOND BUILDING TO THE RIGHT OF THE ORIGINAL, THE EXISTING STRUCTURE IS NOW 5 BAYS WIDE (INCLUDING TWO STOREFRONTS) AND 9 BAYS DEEP. THE BRACKETED, SLATE MANSARD ROOF IS 3 BAYS WIDE (WITH A CORNER TOWER) AND 5 BAYS DEEP. THE CORNER STOREFRONT IS INTACT EXCEPT FOR THE CORNICE WHICH IS CURRENTLY HIDDEN BY A MODERN SIGN. THE SECOND STOREFRONT IS COMPLETELY INTACT. BETWEEN THE STOREFRONTS ON THE FIRST FLOOR IS THE HOODED ENTRANCE TO THE SECOND FLOOR RESIDENTIAL UNITS.

BOTH STOREFRONT INTERIORS RETAIN (IN GOOD CONDITION) DECORATIVE PRESSED TIN CEILINGS AND TILE FLOORS. THE ONLY FEDERAL STYLE FEATURES REMAINING ARE FOUND ON THE INTERIOR OF THE RESIDENTIAL UNITS AND INCLUDE THE DETERIORATED STAIRCASE (FROM THE 1ST TO 2ND FLOOR) AND A MOLDED WOODEN ARCH OVER A ROW OF FOUR, FOUR PANEL DOORS. THE REMAINING FEATURES ON THE INTERIOR ARE FROM THE LATE 19TH CENTURY ALTERATIONS.

ITS SIGNIFICANCE STEMS PRIMARILY FROM ITS AGE AND FROM ITS RATHER SMOOTH TRANSITION FROM THE ORIGINAL FEDERAL STYLE STRUCTURE (CONT.)

NUMBER
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State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

3-26-87
Date


State Official Signature

See attachments:

NPS Comments:

PART I - STATE REVIEW - Block 3 continued:

to the Second Empire - inspired building that it is today. The fact that its two periods of significance are still represented by individual features makes this structure literally a time capsule of the development of the Hagerstown commercial district.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 - EVALUATION OF SIGNIFICANCE

WA-286-151

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: Grunnell Building
 Address of property: 101 West Franklin Street
 City: Hagerstown County: Washington State: Maryland Zip Code: 21740
 Name of historic district: Hagerstown Commercial Core District
 National Register district certified state or local district potential historic district

2. Check return of money:
 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: Cherilyn Widell Title: _____
 Street: 120 West Church Street City: Frederick
 State: Maryland Zip: 21701 Telephone Number (during day): 301-663-6820

4. Owner:
 Name: Downtown Partners
 Street: 101 West Franklin Street City: Hagerstown
 State: Maryland Zip: 21740 Telephone Number (during day): 301-791-5658

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: *Sherrill H. Koontz* Date: _____
 Social Security Number or Taxpayer Identification Number: 52-1489027

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.

CERTIFICATION APPLICATION--

Form 100-100-001-001

Property Name

101 West Franklin Street, Hagerstown, MD

PART 1

Project Number:

WR-486-151

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

SEE ATTACHED PAGE

Date of Construction: c. 1780 Source of Data: Land records, architectural style

Date(s) of Alteration(s): c. 1885

Has building been moved? yes no, if so, when?

6. Statement of significance:

SEE ATTACHED PAGE

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Grunnell Building

Property Name

101 West Franklin Street, Hagerstown, MD

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

Project Number:

DESCRIPTION OF PHYSICAL APPEARANCE

The Grunnell Building is a three-story Second Empire masonry building, five bays wide and seven bays deep. The building is dominated by a slate mansard roof with pedimented dormers. In the primary corner of the building is a projecting tower which rises above the slate roof. The roof is supported by a large boxed cornice with paired scrolled brackets. Occupying each bay on the second level (except the center bay on the front facade) are double-hung 1/1 windows with U-shaped brick hood moldings. The center bay is occupied by a larger sash which leads out to a very small balcony over the main entrance to the building. On the first level, on the rear Johnathan Street side of the building, the bays alternate with a window and door. Additional window openings are indicated on the wall but have been bricked shut. Located in the corner on the first level is a wooden storefront supported by a cast-iron column. An ornate wooden cornice has been covered and perhaps partially removed to accommodate a large metal and neon sign. The doors are set on the diagonal behind the column. The main entrance to the building is located in the third bay, a replaced half panel/half glass door surrounded by a bracketed massive door surround with single light transom. A second wood storefront occupies the remaining two bays on the first level. The storefront retains its decorative wood cornice, columns, and doors.

The building, originally a (tin) gabled roofed structure in the early nineteenth century, was substantially changed in the late nineteenth century. Portions of the earlier structure are best seen remaining on the interior of the main block of the building. The first floor space is divided into three main spaces, a commercial space on either side of a central hall.

A three-story Federal-style staircase leads to the third level. On both the second and third levels, the main block is divided into four rooms. On the second level, between the two front rooms is an arched Federal-style panelled doorway. Portions of late eighteenth century wood trim remain on the door surrounds leading off of the main stairway.

The rear ell of the building was divided into apartment spaces c. 1920 and contains very little significant detailing. The rooms lead off a long narrow hallway on both the second and third levels. The hallway leads to an enclosed rear stairwell which only runs between the second and third levels (the first level portion having been removed). A fire occurred in the rear portion of the building, causing damage to the windows and walls.

CONTINUATION SHEET

Expires 8/31/8

WA-NAG-151

Grunnell Building

Historic Preservation
Certification Application

NPS Office Use Only

Property Name

101 West Franklin Street, Hagerstown, MD

Project Number

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

STATEMENT OF SIGNIFICANCE

The Grunnell Building contributes to the significance of the Hagerstown Commercial Core Historic District as a late nineteenth century structure (with portions of the building dating to the late eighteenth century).

The building is a Second Empire structure which is a contributing structure to the district in size, scale, materials, fenestration and detailing.

Land records indicate that portions of the building were constructed by 1826 when William Hawkins sold the property to Mary Kirk. In 1832 Mary Kirk died in possession of the property and willed that the land be placed in trust to her friend Jacob Powlus, until such time it could benefit her heirs. In 1885 the property was described in the auction bill as "a fine two story metal roofed dwelling house with a one story brick building attached, a large stone milk and smokehouse, an unfailing well of excellent water, a good cistern and with a one story brick office upon the southern end fronting Johnathon St." (Chancery Record 25, P. 251)

The building was purchased by Edward Warham who was responsible for removing the outbuildings, building the rear addition and converting the structure into the Second Empire style.

Warham owned the property until his death in 1938. The building has had numerous owners since that time.

The building is a commercial structure which contributes to the nineteenth and twentieth century commercial history of Hagerstown.

X

Jeff Drennon
Sherill N. Routh
R C Schantz

Owner's Signature

Date

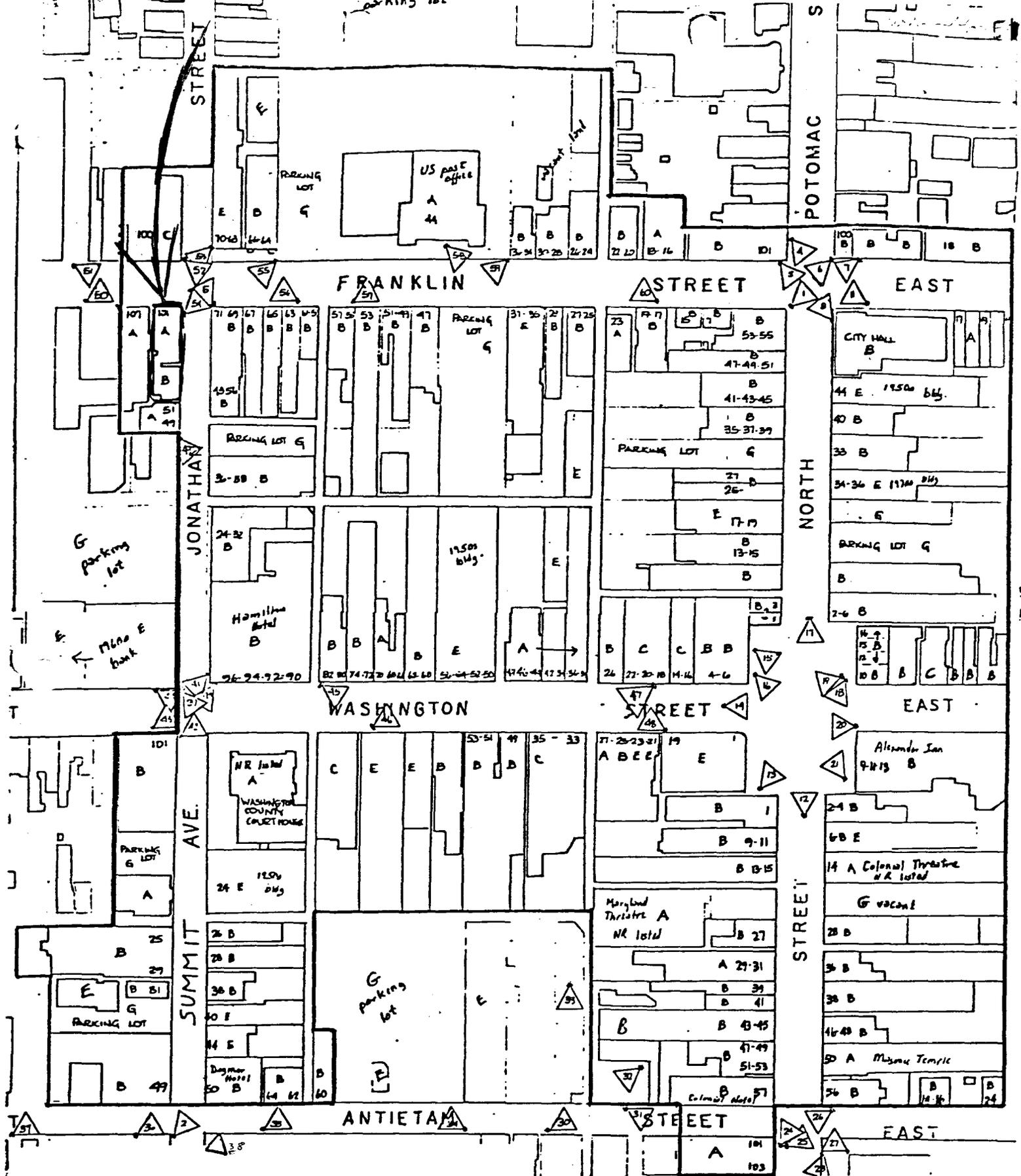
NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office



Each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commercial Core Historic District
 Hagerstown, Washington County, Maryland
 entered into National Register 17 Jan. 1983

WA-HAG-151



101 W. Franklin
Hagerstown, MD

WA-HAG-151
Grunnell Building
101 W. Franklin



WA-HAG-151

Hagerstown Commercial Core Historic District
Washington County, Maryland
Photo by: Douglass C. Reed
July, 1982
Neg. Location: Preservation Associates, Inc.
Sharpsburg, Maryland
Jonathan & W. Franklin Streets, SW View
Photo # 53

Hagerstown Commercial Core Historic District
Washington County, Maryland
Photo by: Douglass C. Reed
July, 1982
Neg. Location: Preservation Associates, Inc.
Sharpsburg, Maryland
W. Franklin & Jonathan Streets, SW View
Photo # 55

WA-HAG-143

Grunnell Building, 101 W. Franklin Street



WA-HAG-151

Hagerstown Commercial Core Historic District
Washington County, Maryland

Photo by: Douglass C. Reed

July, 1982

Neg. Location: Preservation Associates, Inc.
Sharpsburg, Maryland

W. Franklin & Jonathan Streets, SE View

Photo # 51

WA-HAG-143

