

REVIEW SHEET

WA-HAG-218

Historic Preservation Certification Application—Significance

Property: 63 West Franklin Street, Hagerstown, MD Project No.: _____

Historic District: Hagerstown Commercial Core Historic District U.P. 446-148

3/18/93 date initial application received by State _____ date(s) additional information requested by State

3/18/93 date complete information received by State _____

4/6/93 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	This property involves:
1	<input type="checkbox"/> Extensive loss of historic fabric
	<input checked="" type="checkbox"/> Substantial alterations over time
	<input type="checkbox"/> Preliminary determination of listing for district
	<input type="checkbox"/> 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	Complete item(s) below as appropriate.
2	(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>late 19th - early 20th century</u>
	(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> 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 type="checkbox"/> workmanship <input type="checkbox"/> feeling <input type="checkbox"/> association <input checked="" type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____. <u>Cited as contributing on historic resource map</u>
	(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.
	(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: _____
	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: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
	(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.

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 3 story brick building at 63 W. Franklin Street began as a c. 1820 Federal style townhouse. It was subsequently altered numerous times, with the periods of greatest change being c. 1900-1915 and 1950-1960. It appears to have been converted to commercial use sometime shortly after the turn-of-the-century. Changes from this period include the addition of the 3rd story bay window, the alteration of the cornice and interior partition alterations. The c. 1950-1960 alterations involved the addition of a new storefront and reworking of the 1st floor commercial area, the addition of a CHD structure at the rear, and alterations to the upper story windows.

Despite its many alterations, the building contributes to the Hagerstown Commercial Core District. It is illustrative of the area's greatest period of change, c. 1880-1920, when, as a result of an economic boom, many new commercial buildings were constructed and existing buildings were renovated to reflect the latest styles. In addition, the building contributes to the W. Franklin Street streetscape which is characterized by two and three story brick commercial buildings, including several early 19th c. buildings which were "updated" in the

NUMBER
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State Official Recommendation: both years.

This application for the above-named property has been reviewed by Elizabeth Hannott 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

4/6/93
Date

[Signature]
State Official Signature

See attachments:

NPS Comments:

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

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

1. Name of property: 63 W. Franklin Street

Address of property: Street 63 W. Franklin Street

City Hagerstown County Wash. State MD Zip 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. Project contact:

Name Eleanor Iakin Architect

Street P.O. Box 565 City Funkstown

State Maryland Zip 21734 Daytime Telephone Number (301) 791-2922

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Steven Swayne Signature *Steven Swayne* Date 3-11-93

Organization _____

Social Security or Taxpayer Identification Number Soc. Sec. 578 - 72 - 3360

Street 1813 Brightwood Drive City Hagerstown

State Maryland Zip 21740 Daytime Telephone Number (301) 791-3384

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/Telephone No: _____

See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

WA-NAG-218

NPS Office Use Only

Project Number:

63 W. Franklin Street

Property Name

63 W. Franklin Street

Property Address

5. Description of physical appearance:

(See attached pages.)

Date of Construction: Last quarter of 19th Source of Date: Determined from remaining architectural
century evidence.
Date(s) of Alteration(s): 1900-1910 and later
in 1950-60's
Has building been moved? yes no. If so, when? _____

6. Statement of significance:

(See attached pages.)

7. Photographs and maps.

Photographs and maps to application.

Continuation sheets attached: yes no

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1

5. Description of physical appearance.

63 W. Franklin is located within a registered historic district (Hagerstown Commercial Core District Historic District). The original building is a three-story, three bay facade of painted running bond brick. It is constructed with load-bearing masonry walls, wood floor system, single-pitched wood roof framing systems, wood stud partitions with wood lath and plaster finish, narrow strip oak flooring, wood trim and stair components. It is a mixed use commercial/apartment building.

There are two existing stone fireplace foundations in the basement. The basement walls of the original front portion of the building are stone. This evidence indicates that there were originally fireplaces located on the west wall in the two front rooms in the original floor plan. The partition separating these two rooms at the first floor have been removed. The fireplace walls extend into the rooms on the third floor. From all indications, the earliest front portion of the building originally served as a single family residence. It then appears to have been altered about 1900-1915. A storefront was installed and the first floor altered for commercial use; the upper stories remained in residential use. A three-window bay unit and the simple roof cornice were installed at the same time. There was some re-arrangement of interior partitions as well. The profiles of wood trim in various locations reinforces the 1900-1915 time frame. The original interior staircase was altered. It was enclosed to provide a separate entrance to the upper floors.

The most recent alterations occurred during 1950-1960's, when the Smith Furniture Store occupied the building. At this time there was one apartment on the second floor and one apartment on the third floor. The original altered interior stairwell serves the upper two floors. Also at this time the owners added the two - story concrete block addition to the rear of the original building. The earlier storefront was removed and aluminum framed fixed glass lights were installed, as well as the application of rough-sawn wood siding at the first floor level. Steel casement window sash were installed in the three second story windows. The wood window frames and sash were not removed at the third story. But the sash are missing, the frames damaged and the openings covered with clear acrylic sheets.

Surviving elements of the historic fabric are the 1820-30 brick cornice with brick dentils; hidden above the ceiling where the rear addition abutts the original townhouse exterior wall; the present wood cornice was added 1900-1915. The existing wood stairs and stair components date from the original construction period. The eased curved handrails with newel posts that extend to the underside of the rail are Federal style detailing.

Wood casement trim and baseboards generally date from the 1900-1915 alterations; as well as most interior doors and the bay window. There is one 1885 vintage six-paneled door into the toilet under the stairs.

Very little remains of the original fabric of the building that is intact or unaltered. The most prominent features are the 1900-1915 and 1950-1960's alterations. Later alterations are not positive contributions to the building or the neighborhood. It is apparent that the front brick portion of the building was constructed as a townhouse about 1820-1830; and had a conventional double pitched rafter framing system. That roof was razed and the single-pitch roof installed over the top of the original structure.

PART 1

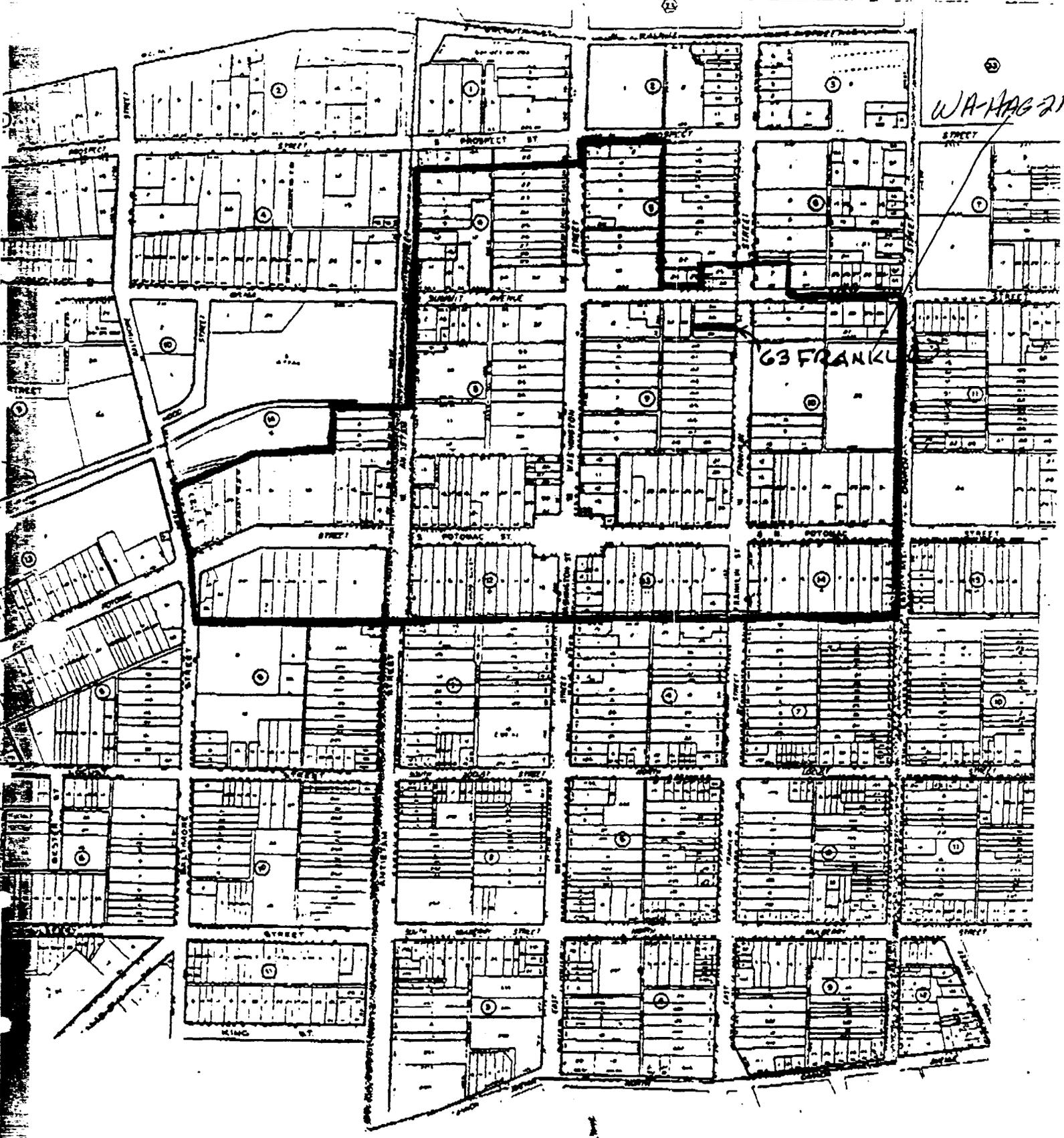
6. Statement Of Significance:

Located within a registered historic district, the building contributes to the historic district by location, sense of time and place and historical development. Alterations to the facade occurred at the same time they took place on neighboring and adjacent buildings.

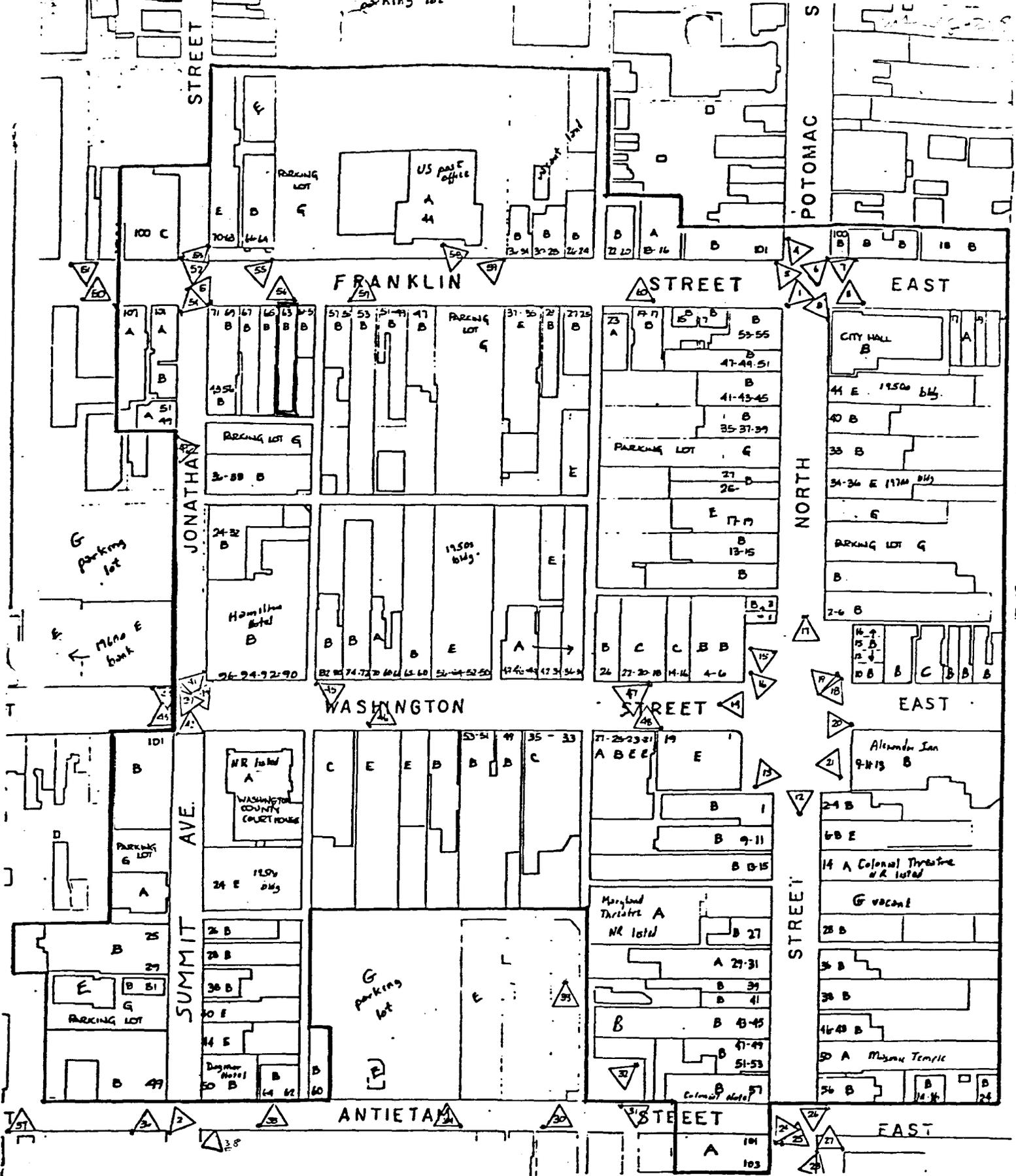
The property is coded as follows on the National Register Historic District Sketch Map: Code 'B'. As a resource it contributes to the significance of the District but does not appear to be eligible for National Register listing individually.

It is an important component in the neighborhood streetscape, which is composed of 19th and 20th century architectural styles. It is not architecturally significant; but it does have significant impact on the Franklin Street streetscape; as it a part of the development and change that occurred.

Three major building styles dominate this historic district; late Italianate, Beaux Arts style and the simple early 20th century commercial style that exhibits strong rectilinear forms.



Blue - Downtown Assessment Overlay
 Red - Downtown Historic District (National Register)
 Green - CDBG Downtown Target Area



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-218

PHOTOGRAPHS
63 WEST FRANKLIN STREET



PHOTO NO. 1:
North Elevation
(Franklin Street)
Storefront



*PHOTO NO. 2:
North Elevation
(Franklin Street)
Storefront

PHOTOGRAPHS
63 WEST FRANKLIN STREET

WA-HAG-218

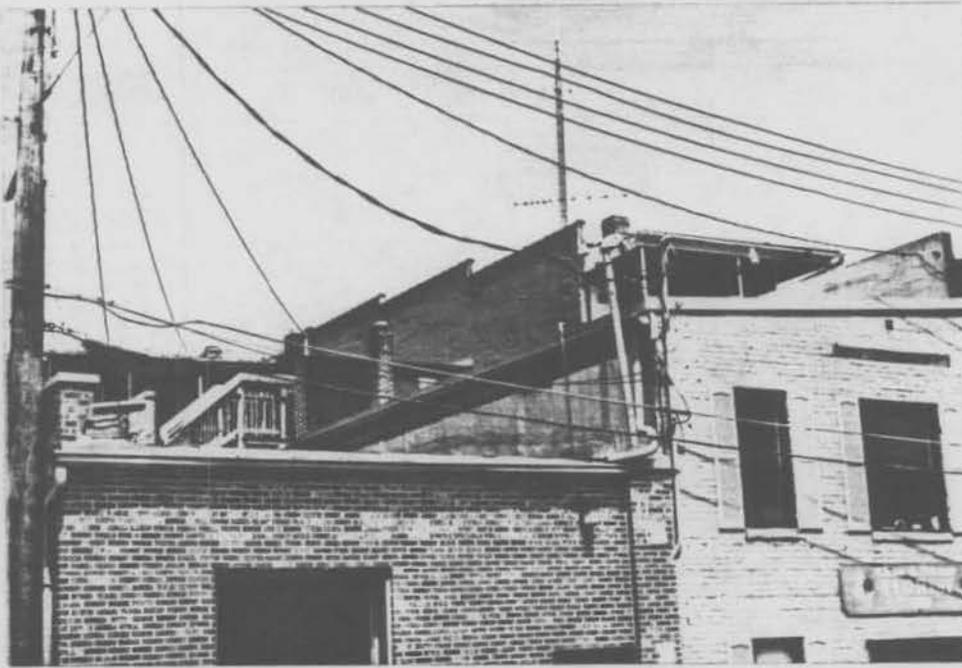


PHOTO NO. 3:
South Elevation
(Alley)



PHOTO NO. 4: South East Elev.
(Concrete block addition)



PHOTO NO. 5: Franklin Street Entrance
to Commercial/Apartments

PHOTOGRAPHS
63 WEST FRANKLIN STREET

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PHOTO NO. 6:
South Elevation
CMU Addition

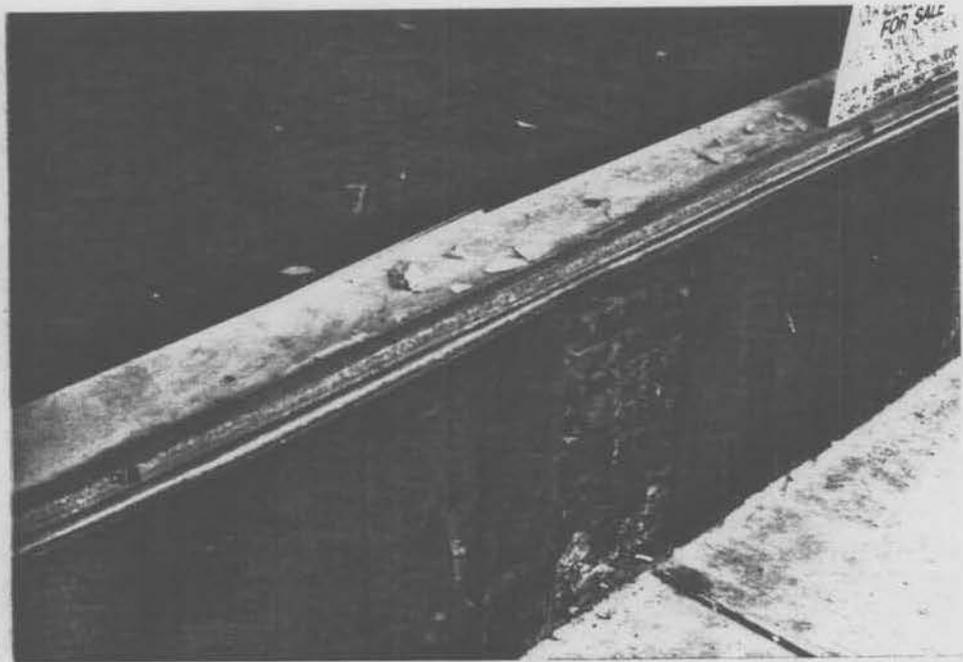


PHOTO NO. 7:
Detail at North
Elevation
Storefront

PHOTOGRAPHS
63 WEST FRANKLIN STREET

WA-HAG-218

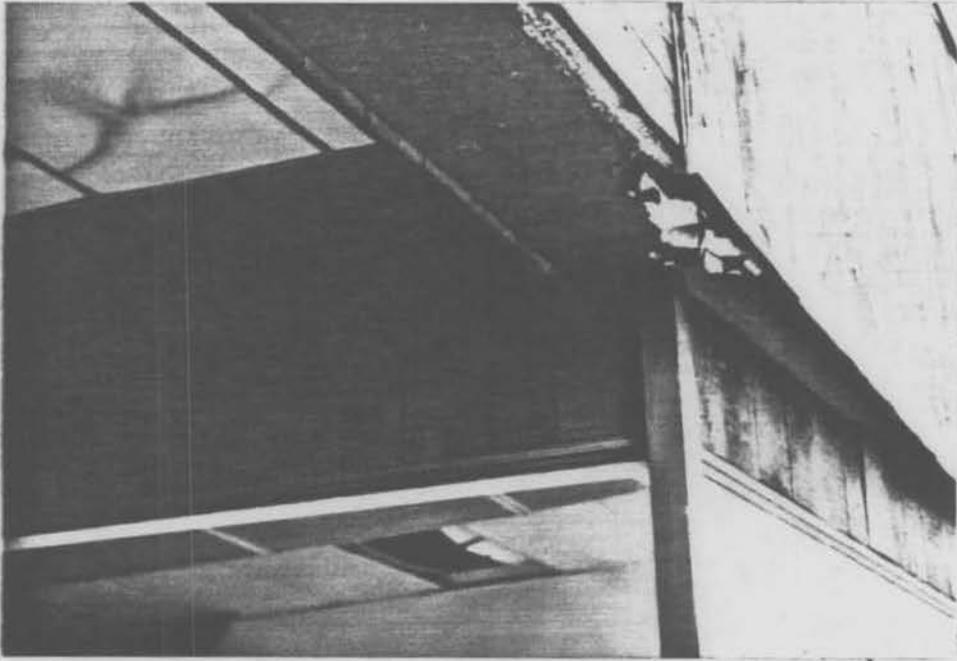


PHOTO NO. 8:
Detail at North Elev.
Storefront

PHOTO NO. 9:
1st Floor Commercial
Space (facing Franklin
Street)



PHOTOGRAPHS
63 WEST FRANKLIN STREET

WA-HAG 218

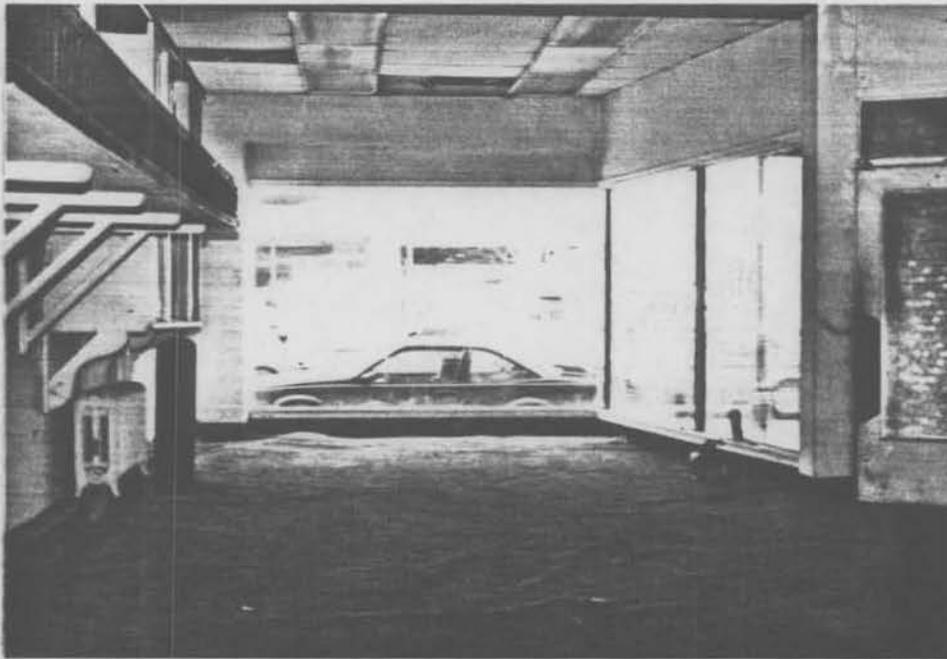


PHOTO NO 10:
1st Floor Commercial
Space (facing Franklin
Street)



PHOTO NO. 11:
Ceiling at 1st Floor
Commercial Space



PHOTO NO. 12:
Circa 1885 door to toilet
under stairs in Commerical
Space

PHOTOGRAPHS
63 WEST FRANKLIN STREET

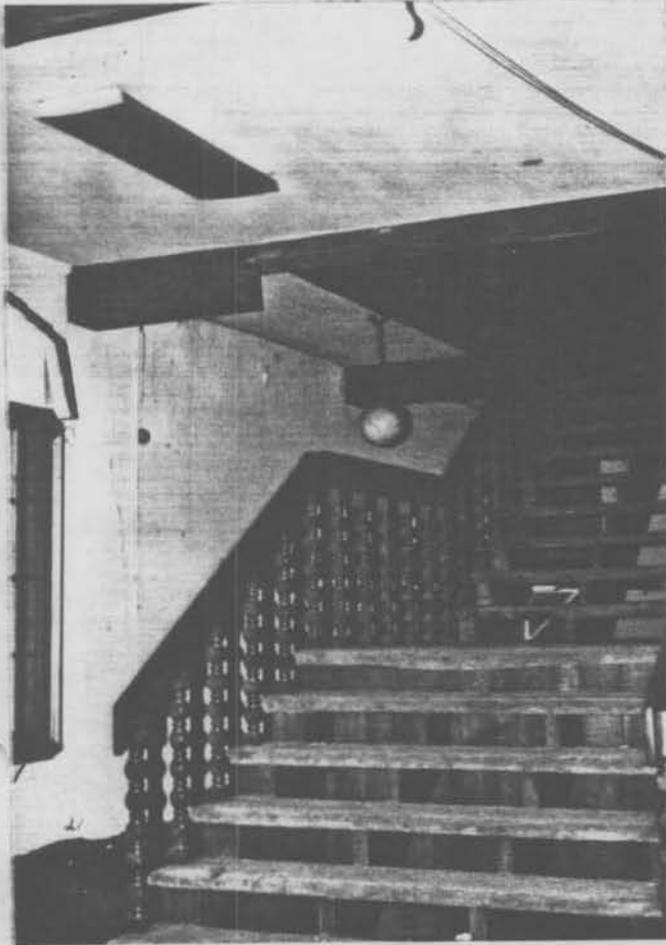


PHOTO NO 13:
Open Stair Case
Circa 1950-60's



PHOTO NO. 14:
Open Stair Case
Circa 1950-60's

PHOTO NO. 15:
2nd Floor Stair Landing

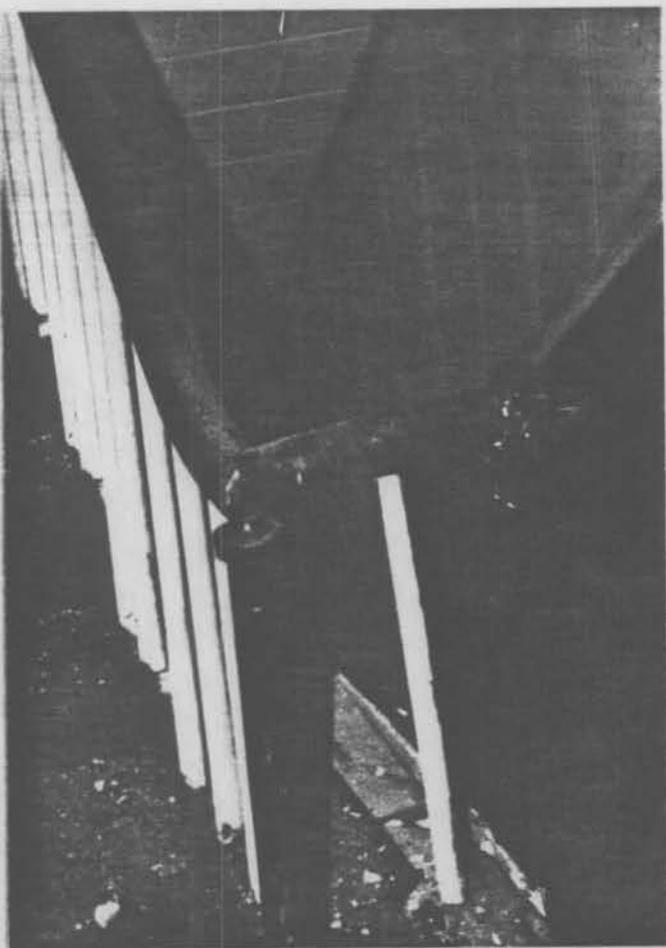
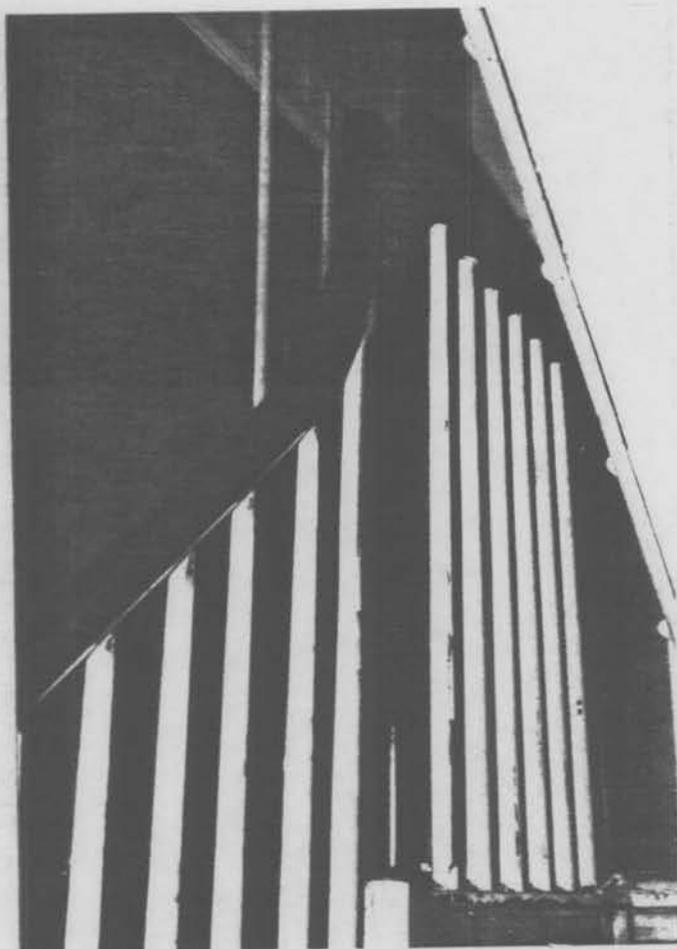


PHOTO NO. 16:
Rail at top of 2nd Floor Steps



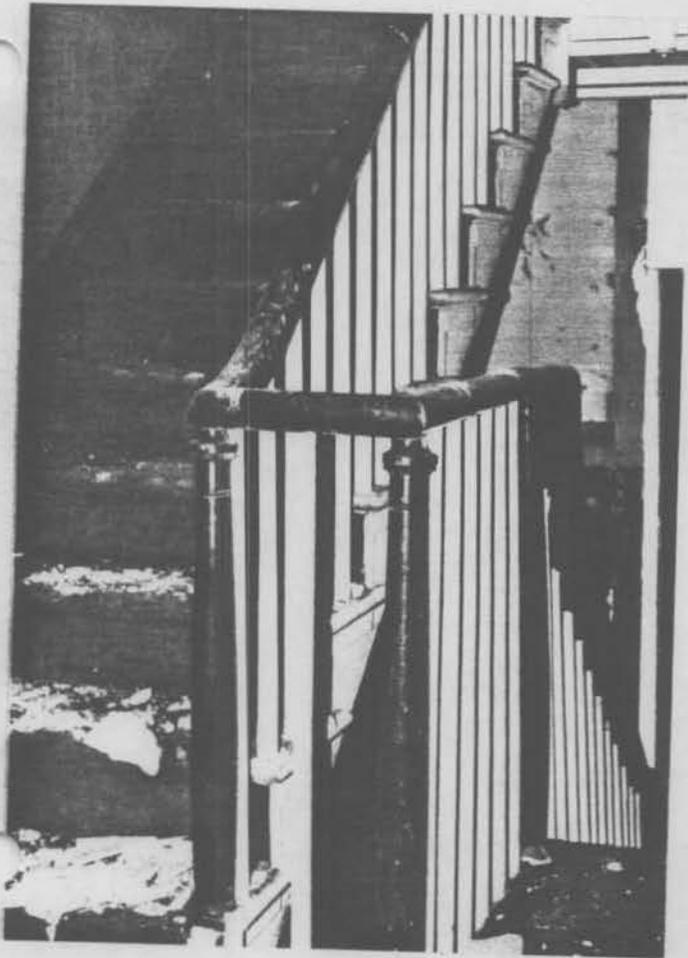


PHOTO NO. 17:
Circa 1820-35
Landing between 2nd & 3rd Floor

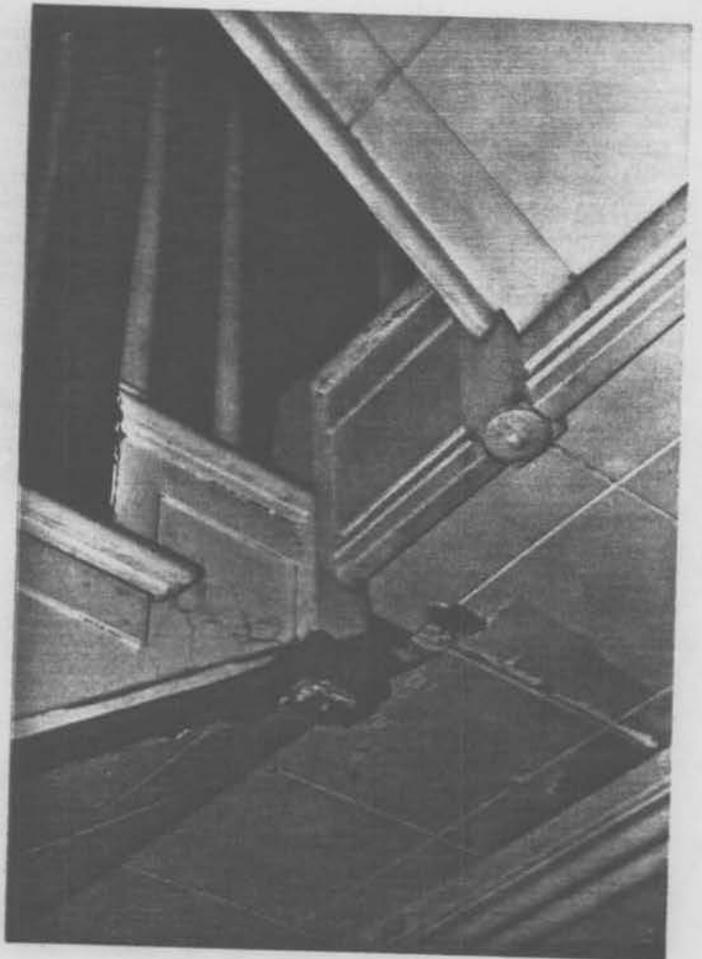


PHOTO NO. 18:
Detail under stairs at 2nd
Floor

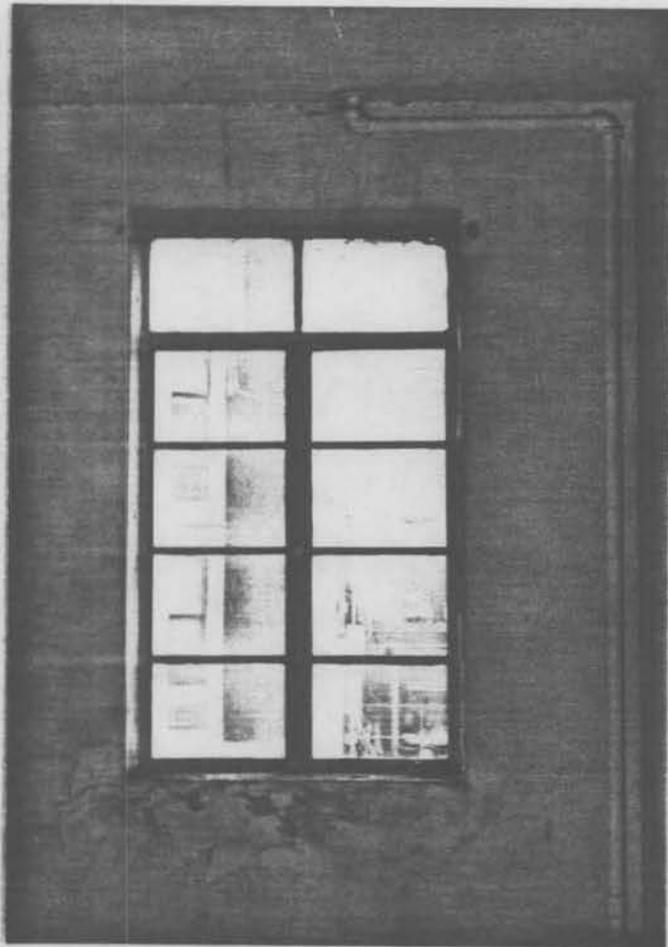
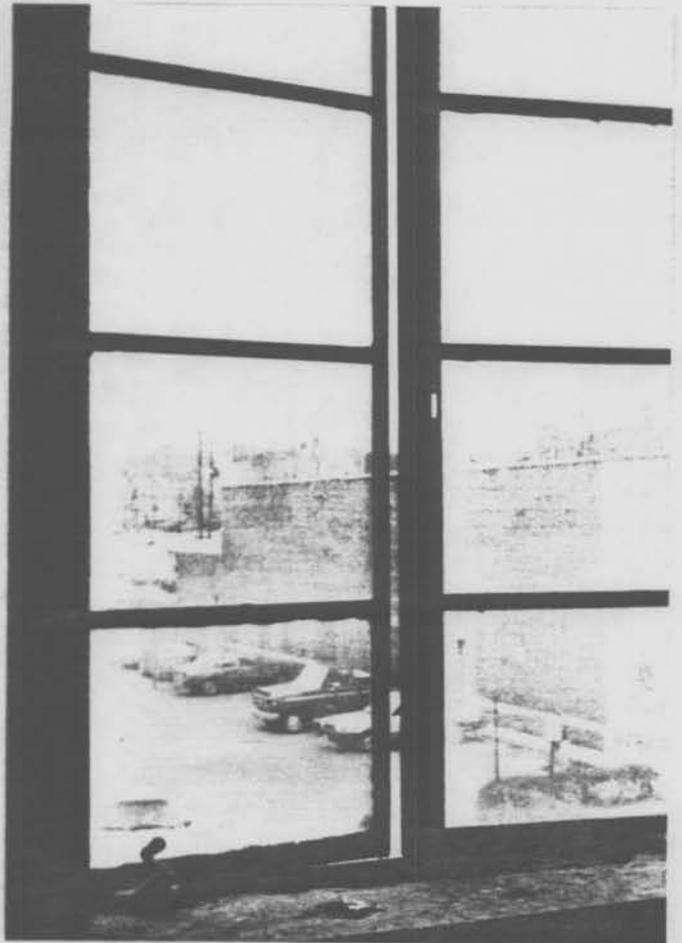


PHOTO NO. 19:
2nd floor casement window

PHOTO NO. 20:
2nd floor casement
window



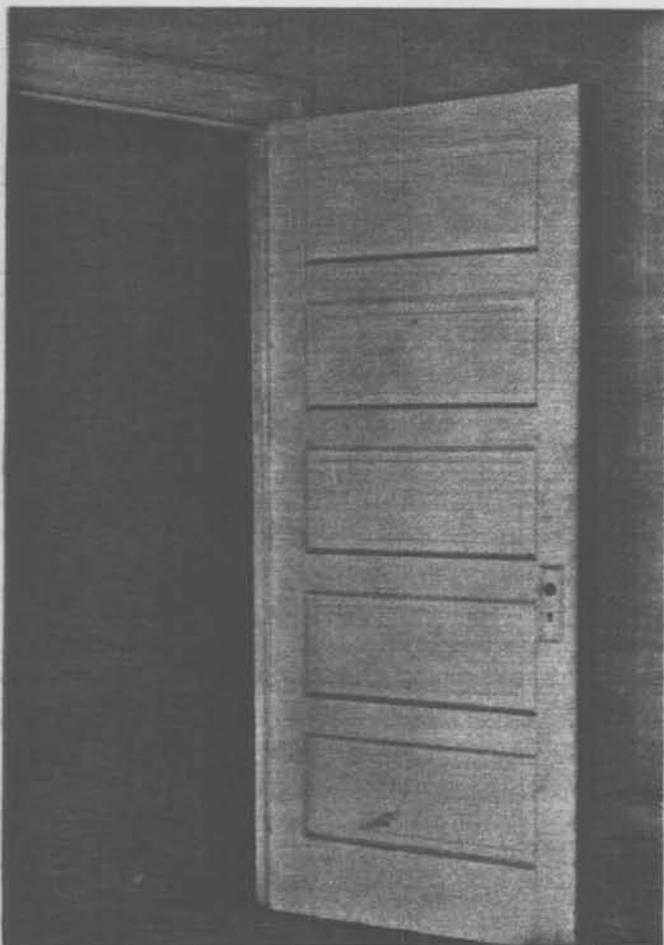
PHOTOGRAPHS
63 WEST FRANKLIN STREET

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PHOTO NO. 21:
3rd Floor kitchen wall
and ceiling

PHOTO NO. 22:
3rd Floor door and trim



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PHOTOGRAPHS
63 WEST FRANKLIN STREET

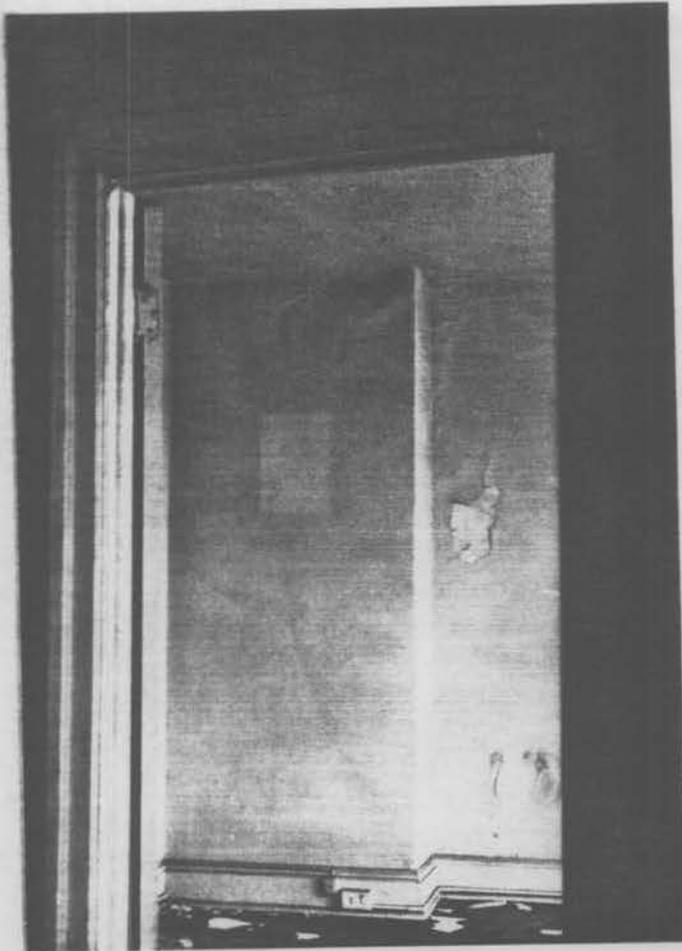


PHOTO NO. 23:
2nd Floor door trim and baseboard

PHOTO NO. 24:
3rd Floor narrow strip
oak flooring



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PHOTOGRAPHS
63 WEST FRANKLIN STREET



PHOTO NO. 25:
2nd Floor kitchen

PHOTO NO. 26:
Roof at 3rd Floor
(facing south)



PHOTOGRAPHS
63 WEST FRANKLIN STREET

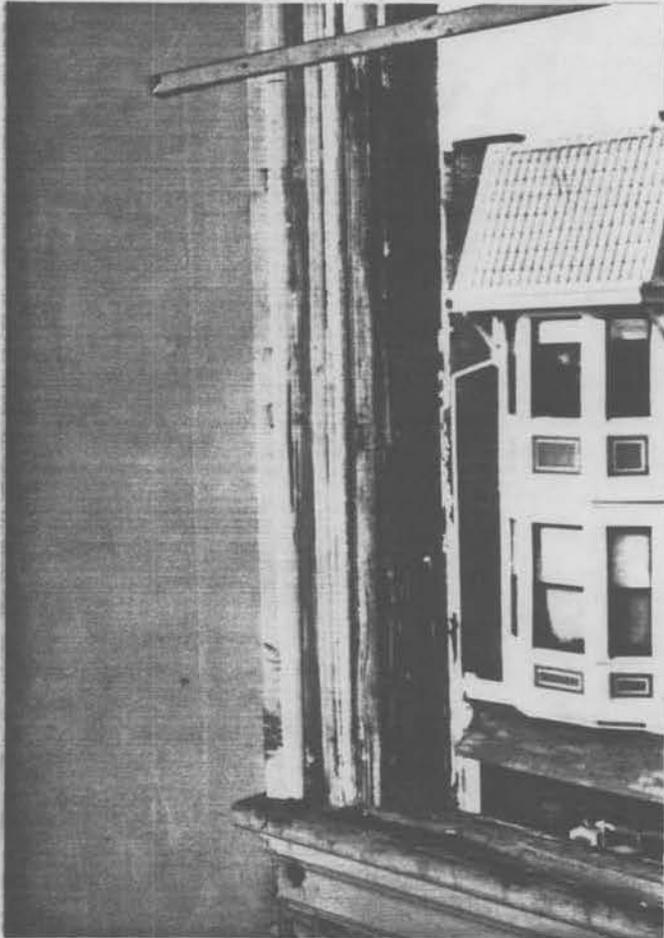


PHOTO NO. 27:
3rd Floor wood window frame
(sash missing and extreme deterioration
in areas)

PHOTO NO. 28:
3rd Floor bay window.
The only remaining wood
sash.



PHOTOGRAPHS
63 WEST FRANKLIN STREET

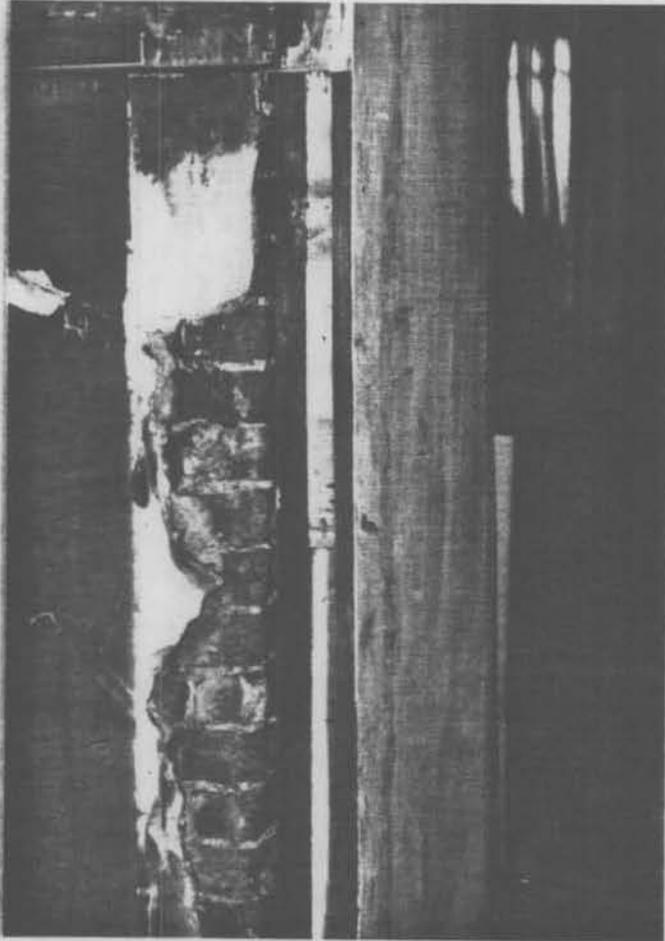


PHOTO NO. 29:
Original exterior wall of 1820-35
residence at juncture of C.M.U.
addition

PHOTO NO. 30:
Original interior trim

