

SITE NUMBER: WA-IV-222

ADDRESS: 31 East Water Street, Smithsburg, MD

OWNER/LOT NUMBER/ACCESS: John C. Costopoulos, 846/1016, private

BUILDING DATE: mid-19th century

31 East Water Street is a south-facing, horizontally massed, symmetrical, two-and-a-half-story, five-bay, brick, freestanding, residential structure resting on a stone foundation. The slate, side gable roof has two interior endwall chimneys, open eaves, and gable returns. The center-bay entrance is deep set and has a diamond-paned transom. The fenestration consists of single, rectangular, wooden sash, double-hung, one-over-one windows with stone sills and jack arches. The building has a small brick side wing with a slate roof and wood lintels over the door and window.

The building is not within the original, 1814 platted town. It is noted as the Lutheran parsonage on the 1875 town map. The 1916 and 1923 Sanborns note this as 114 Water Street. The garage first appears on the 1923 map. According to the Smithsburg Historical Society, the Lutherans purchased this property in 1863.

The building is within the Western Maryland Geographic Organization, the Development Period of Agricultural-Industrial Transition, and falls within the Historic Period Theme of Architecture, Landscape Architecture and Community Planning.

Prepared by Julie Mueller, April 1991

**MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:**

**STATEWIDE HISTORIC CONTEXT**

Geographic Organization: Western Maryland

Chronological/Development Periods: Agricultural-Industrial  
Transition

Historic Period Theme: Architecture, Landscape Architecture, and  
Community Planning

Resource Type:

Category: buildings

Historic Environment: small, rural town

Historic Function and Use:

Known Design Source: unknown

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WA-IV-222

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Lutheran Parsonage

and/or common

## 2. Location

street & number 31 East Water Street  not for publication

city, town Smithsburg  vicinity of congressional district

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 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 checked="" 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 type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name John and Lynette Costopoulos

street & number 31 East Water Street telephone no.: 301-824-7816

city, town Smithsburg state and zip code Maryland 21783

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse liber 846

street & number Summit Avenue and West Washington Street folio 1016

city, town Hagerstown state MD

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

depository for survey records

city, town state

# 7. Description

Survey No. WA-IV-222

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

## The Setting

This house is located in Washington County at 31 East Water Street (lot 846/1016) in Smithsburg. It is sited at the northeast corner of Pennsylvania Avenue and East Water Street, Smithsburg's principal east-west thoroughfare. The site includes the mid-19th century house, a frame garage, a large yard, and a swimming pool.

## Exterior

31 East Water Street is a south-facing, horizontally massed, symmetrical, two-and-a-half-story, five-bay, brick, freestanding, residential structure resting on a stone foundation. The brick is laid in Flemish bond on the two street elevations (west and south) and in common bond on the east and north elevations.

The slate, side-gable roof has two interior endwall chimneys, open eaves and gable returns. The center-bay entrance is deep set and has a diamond-paned transom. The fenestration consists of single, rectangular, wooden sash, double-hung, one-over-one windows with stone sills and jack arches. The westernmost window on the front facade was at one time an entry. The southernmost window on the Pennsylvania Avenue elevation w floor length (as evidenced by the sill), but has been shortened to equal the height of those on the front elevation.

The building has a small brick side wing with a slate roof and wood lintels over the door and window, and a small wing to the rear.

## Interior

The house has a center hall plan. The entry door leads into a wide hallway with the staircase lining the east wall. A door immediately to the left of the entrance leads into a large room that runs the length of the house. This room, which now serves as a living room, was at one time divided into two rooms (evidence in the baseboard). There are two windows facing the front of the house and windows flanking the fireplace on the west elevation. The room has ceiling and floor molding, but no chair rail. Alterations to the room include the construction of built-in floor-to-ceiling bookshelves and new flooring over the old. A door at the end of the room leads back into the center hall.

To the right of the entry door is the entrance into the dining room that is in the process of being restored. Features include chair rails and a fireplace. A wide entry leads into the kitchen with its large brick

# 8. Significance

Survey No. WA-IV-222

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 checked="" 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 type="checkbox"/> social/humanitarian			
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater			
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation			
<input 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 mid 19th century Builder/Architect unknown

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

31 East Water Street appears to have been constructed in the mid 19th century. It is located on a lot that was originally part of a patent granted to Frederick Fishack in 1811. It is not located within the original, 1814 platted town of Smithsburg. Fishack sold the property to Elijah Bishop, a major landholder and prominent citizen in Smithsburg in the 19th century. Bishop sold this parcel to McKelvie Hammett in 1843. Although the deed mentions improvements such as houses, it is not clear whether this is standard language in the deed or if it actually refers to a specific house.

The Trinity Evangelical Lutheran Church of Smithsburg purchased the lot in 1864 with the purpose of moving their parsonage there from a house at the center of town. According to a history of the church, the Church Council immediately sold off the majority of the lot, retaining only the portion as it is defined today. It is possible that when they purchased the entire lot, this portion was unimproved and that through the sale of the rest of the lot they raised enough money to erect this house. However, there are not tax records available from this period to substantiate this and the church records for this period could not be located.

The parsonage is noted on the 1877 map of the town. However, the purchase of a parsonage is not mentioned in county records until an 1883 agreement. The site served as the parsonage until 1963 when the property was sold.

The exact building chronology is not known. However, based on the style of 31 East Water Street, it appears to have been constructed during the mid 19th century. The garage was erected between 1916 and 1923.. The 1916 and 1923 Sanborns note the property as 114 Water Street. The garage first appears on the 1923 map. The swimming pool is a recent addition.

(continued...)

# 9. Major Bibliographical References

Survey No. WA-IV-222

See attached Sheets

# 10. Geographical Data

Acreege of nominated property .27 (approx.)

Quadrangle name Smithsburg, MD

Quadrangle scale 7.5

UTM References do NOT complete UTM references

A 

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 Zone Easting Northing

B 

--	--	--	--	--	--	--	--	--	--	--	--

  
 Zone Easting Northing

C 

--	--	--	--	--	--	--	--	--	--	--	--

D 

--	--	--	--	--	--	--	--	--	--	--	--

E 

--	--	--	--	--	--	--	--	--	--	--	--

F 

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G 

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H 

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**Verbal boundary description and justification** Lot 846/1016 in Smithsburg, bounded by East Water Street on the south and Pennsylvania Avenue on the west

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

# 11. Form Prepared By

name/title Julianne Mueller

organization \_\_\_\_\_ date July 1991

street & number 2730 Ordway Street, N.W. telephone 202-364-6594

city or town Washington, D.C. state \_\_\_\_\_

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  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

## 7. DESCRIPTION

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hearth. One door from the kitchen leads back into the hallway, another leads into the one-story addition that is believed by the current owners to have served as a summer kitchen.

At the end of the entry hall is a doorway leading into a modern bathroom addition that has been tacked onto the back of the house. A door at the back of the stairwell leads down to the full basement.

The stairs leading up to the second floor turn half way up on a large landing. The second floor has five rooms--two to either side of the center hall, and one at the end on the front facade. Each room opens onto the hallway. All rooms have baseboards, chair rails, and original flooring. Some closets also have chair rails, indicating that they were later additions to the rooms. The two front rooms have fireplaces. The front east bedroom has a door leading into the back bedroom. This room opens onto the landing and therefore has steps leading down from it. The doors have lock boxes on them. A bathroom has been inserted into the front of the hallway between the two front bedrooms. It is possible that was originally a cloths room.

A now enclosed staircase leads up to unfinished attic which is one open room. The roof rafters are half timbers with the bark still in place. Some are marked with Roman numerals.

## 8. SIGNIFICANCE

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Today, the house serves as a private residence. According to the owner of the house, several older residents in Smithsburg claim that the western portion of the house served as a general store at the time that the house was a parsonage. Other older residents deny this. Agreement has been made on the fact that the house once had an open porch that extended across the facade and that this was replaced by a portico flanked by benches (see historic photo). When the house served as a parsonage, boy scout meetings were held in the northeast bedroom and weddings took place in the living room.

According to the owner, the house has a benevolent female ghost. She appears to be in her late teens or early twenties; wears a blue, turn-of-the-century dress; and leaves nickels and dimes in unusual places around the house.

The chain of title was traced to 1811.

April 29, 1811 Patent from the Court of Maryland to Frederick Fishack

January 1, 1831 (MM/87), Deed from Frederic Fishack to Elijah Bishop for the sum of \$200 "...all and every part of a tract or parcel of land called 'Nancy's Fortune' lying...and containing four acres, more or less, and being part of a tract of land called 'Prince of Germany' as granted and confirmed to Frederick Fishac [sic] aforesaid by patent from the...Court of Maryland bearing the date the 29 day of April 1811."

October 24, 1843 (OHW 1/626), Deed from Elijah and Anne Bishop to McKelvie Hammet for the sum of \$900 "...containing three roads, and nine perches and all houses, buildings, orchards, ways, waters, watercourses..."

October 24, 1854 (IN 10/33), Deed from William B. [illeg.], executor for McKelvie Hammett to John George Winters and wife for the sum of \$1900, "...with all and singular the buildings, improvements..."

August 7, 1864 (IN 17/267), Deed from John George and Susan Winters to Council of the Evangelical Lutheran Congregation for the sum of \$2200. Council: Jacob Winters, David S. Bachtell, David Oswald, Albert Bigham, and others

August 25, 1883 (4/511), Agreement, Trinity Evangelical Lutheran Church and Mt. Moriah Lutheran Church (commonly called Pres. Church) of Frederick Co., Maryland...the above named churches together with St. Peters (commonly called Beards Church) and St. Paul's Church of Leitersburg...united under the name of the Smithsburg Pastoral Charge is the purchase of a Parsonage a dwelling house...

## 8. SIGNIFICANCE

Page 8.2

- February 19, 1963 (390/198), Deed from the Trinity Evangelical Church of Smithsburg and Mt. Moriah Lutheran Church of Frederick Co., Maryland to Richard N. and Joan E. Bikle for the sum of \$10
- November 10, 1972 (551/49), Deed from Richard N. and Joan E. Bikle to Donald E. and Shirley J. Brown for the sum of \$10
- April 24, 1973 (558/754), Deed from Donald and Shirley Brown to Alfred and Linda Smith for the sum of \$10
- May 24, 1976 (615/76), Deed from Alfred and Linda Smith to Jimmy and Lona L. Meadows (tenants in common) for the sum of \$10
- October 5, 1981 (721/1023), Deed from Jimmy and Lona Meadows (tenants in common) to Jimmy and Lona Meadows (tenants by the entirety)
- July 22, 1987 (789/305), Deed from Jimmy and Lona Meadows to Martin and Edna Miller for the sum of \$83,500
- June 4, 1987 (846/1016), Deed from Martin and Edna Miller of London, England to John C. and Lynette K. Costopoulos.

Significance

A preliminary architectural evaluation of 31 East Water Street was made in January 1991 by Julianne Mueller during a survey of Smithsburg. At that time a survey site number WA-IV-222 was assigned and it was determined that the structure is a contributing element to Smithsburg's historic architectural character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in May 1991. The summary provides a basic description of the building and places it with the Maryland Comprehensive State Historic Preservation Plan: State Historic Context (Western Maryland Geographic Organization; the Development Period of Agricultural-Industrial Transition; the Historic Period Themes of Architecture, Landscape Architecture, and Community Planning).

Upon the suggestion of the Smithsburg Historical Society, the general history of the building was researched. It was concluded that the building served an important religious role as the Lutheran parsonage from at least 18 to 1963, is a good example of mid 19th-century architecture, and meets eligibility Criterion C for listing on the Maryland Register.

**Criterion A -- The property is not associated with significant historical events.**

**Criterion B -- The property is not associated with a significant person.**

8. SIGNIFICANCE

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Criterion C -- The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect. As an good example of 19th century architecture, 31 East Water Street is a contributing element to the architectural significance of Smithsburg.

Criterion D -- The property may provide important information about history or prehistory. The property has not been assessed for its archeological potential. Because of its long history at this site, it is possible that 19th- and 20th-century archeological remains might be found near the building.

9. BIBLIOGRAPHY

Page 9.1

Hesse, Ferdinand. The History of the Smithsburg Charge, Composed of Trinity, Smithsburg; Mt. Moriah, Foxville; St. Paul's, Greensburg. 1912

Washington County Deeds and Tax Records

Smithsburg Historical Society, photographic file

MAPS:

1814 Plat of the town

1877 town map

1916 Sanborn

1923 Sanborn Map

Tour and conversation with current owners, July 1991

# SMITHSBURG

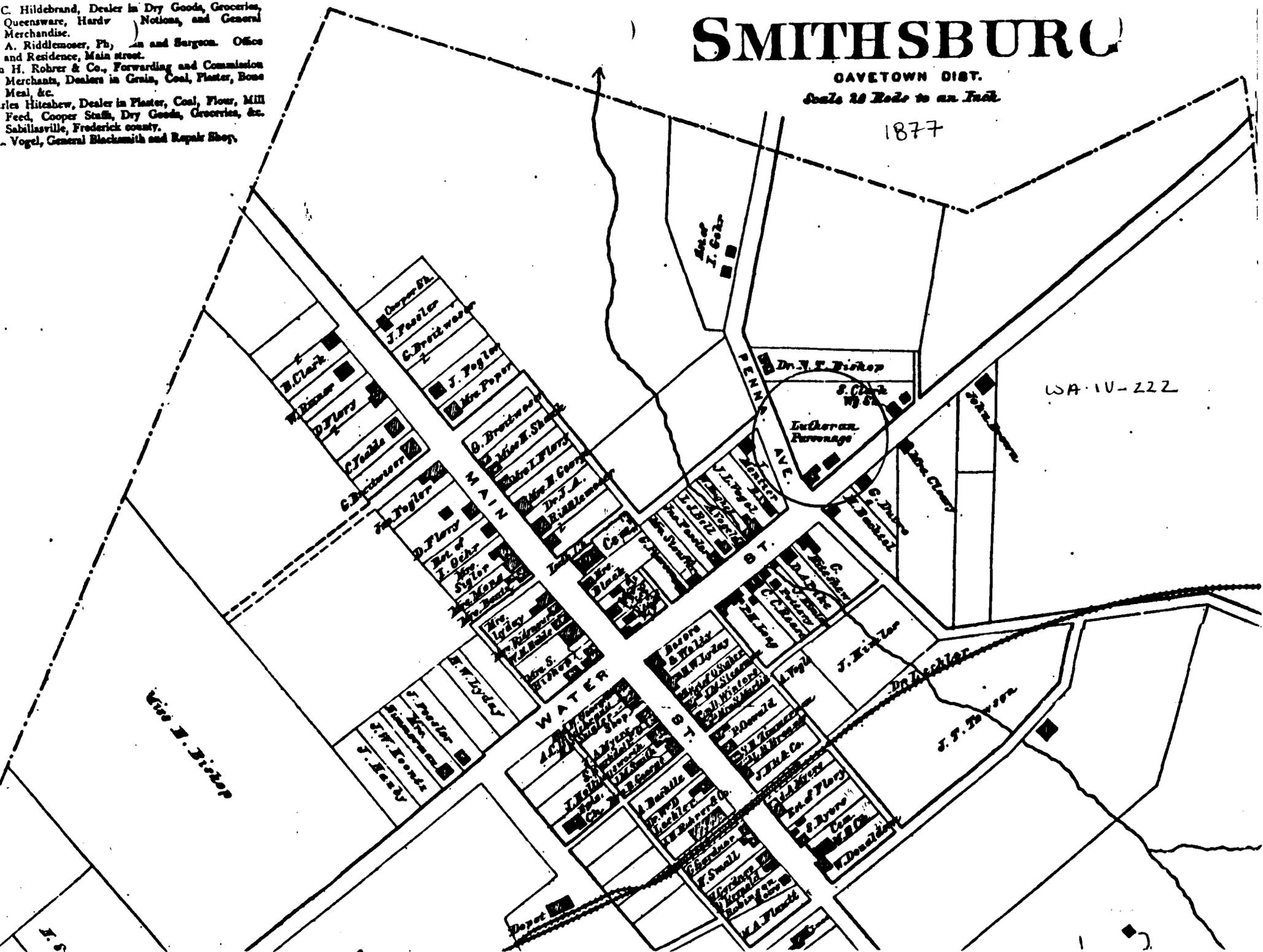
DAVETOWN DIST.

Scale 20 Rods to an Inch

1877

WA 10-222

C. Hildebrand, Dealer in Dry Goods, Groceries, Queensware, Hardware, Notions, and General Merchandise.  
A. Riddlemose, Ph, and Sargson. Office and Residence, Main street.  
H. Rohrer & Co., Forwarding and Commission Merchants, Dealers in Grain, Coal, Plaster, Bone Meal, &c.  
Hies Hitebaw, Dealer in Plaster, Coal, Flour, Mill Feed, Cooper Stuffs, Dry Goods, Groceries, &c. Sabillasville, Frederick county.  
Vogel, General Blacksmith and Repair Shop.



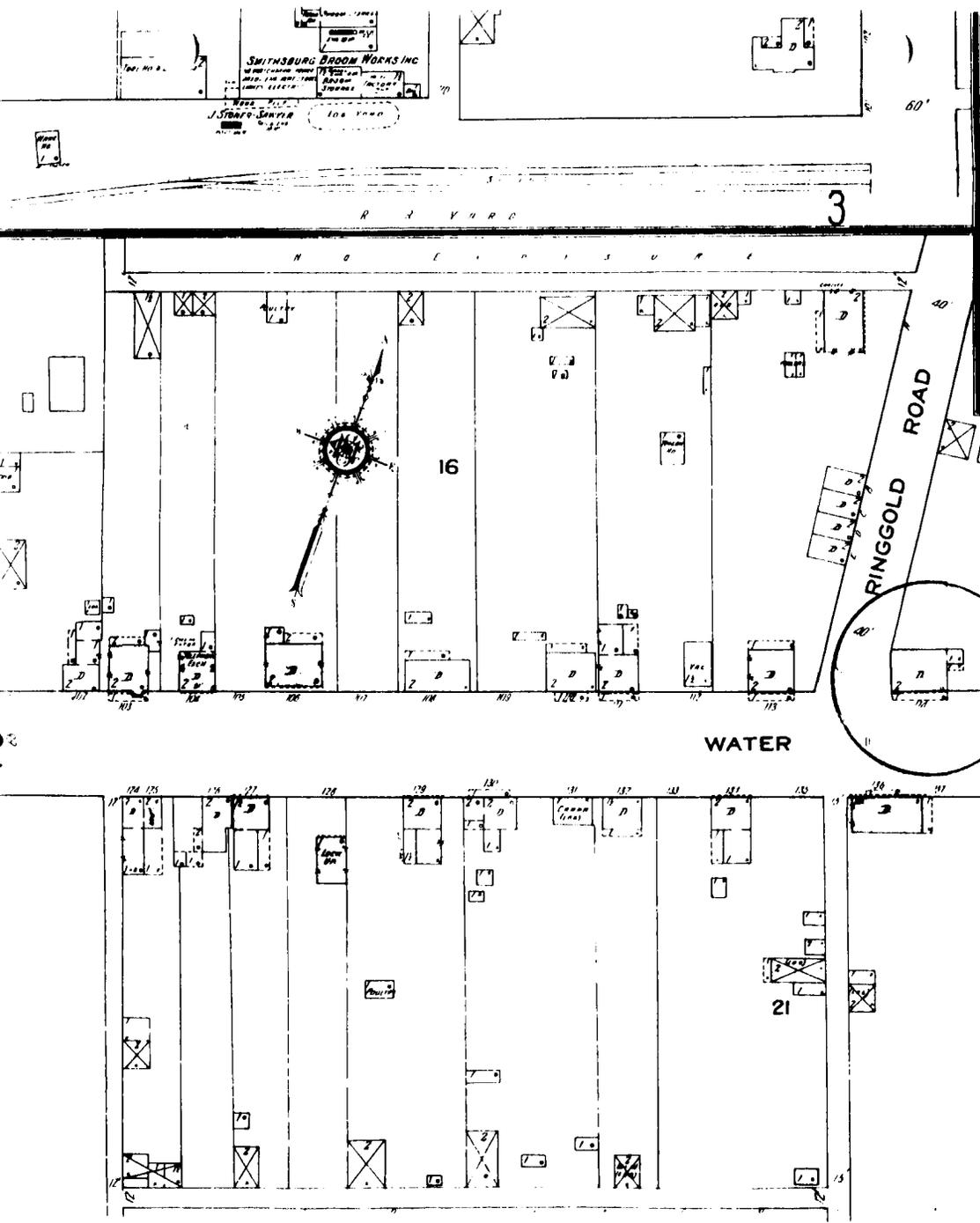
SMITHSBURG BROOM WORKS INC

J. STAFF-SAWYER

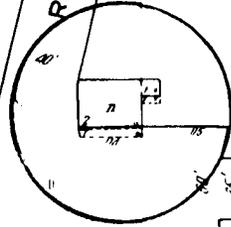
INDUSTRIAL FIRE STATION

# INDEX

SPECIALS			
H	High School	P	Post Office
W	Hotel Wishard	S	St. Ann's Episcopal Church
M	Methodist Episcopal Church	SM	Smith, R. W. Cider Mill
N	Newman's Garage	SBW	Smithsburg Broom Works
O	Opera House	G	Garage
		SLY	Stoner-Sawyer, Log Yard, &c.
		T	Townson, J. T., & Son, Feed and Grain W. H.
		TEC	Trinity Evangelical Luth'n Church and Chapel
		W	W. M. R. R. Depots



WA-IV-222



1916 Sanborn



WA-14-222

CORPORATE LT

MAP 40-P 25

TODD R. BOLTON  
736/235  
1.75A

W RICHARD  
ECKSTINE  
7615 300/258

WILLIAM A. JENKINS  
598/512

RALPH E  
EYLER  
605/74  
0.73A

HOWARD R. KENDALL  
213/292

ORVILLE J.  
HOOVER  
766/798

JOHN C.  
COSTOPOULOS  
846/1016

CHARLES R.  
FERGUSON  
212/92

RICHARD A.  
COOVER  
469/101 808/501

WILBUR L.  
RIDENOUR  
371/322

ROMELA  
INVESTMENT  
CORP  
380/714  
(POST OFFICE)

LEWIS E. MC  
662/75  
092A

PENNSYLVANIA

AVE.

N

WA-IV-122

EAST WATER ST

HILBERT S. NEEDY  
573/186

JAMES L.  
BANZHOFF  
884/714

ELIZABETH  
LAUGHTON  
893/861

LORRI A.  
STOCKSLAGER  
859/156

ELINOR F. SUMMERS  
609/492

ROBERT L. AURAND  
745/548

JOHN L.  
BURKETT  
707/738

CHARLES P. JOHNSON  
822/782

WAYNE E. PUTMAN  
867/221

RICHARD E. VERDIER  
802/615

DONALD E. HAYS, JR.  
653/42

LEWIS E. MOTTER  
662/756

ALICE H. FARGO  
662/659

LARRY D. KENDALL  
685/759

HOMER L. MYERS  
835/446

WILLIAM B. KIMLER  
141/584

CATHERINE V.  
POFFENBERGER  
62 338/302

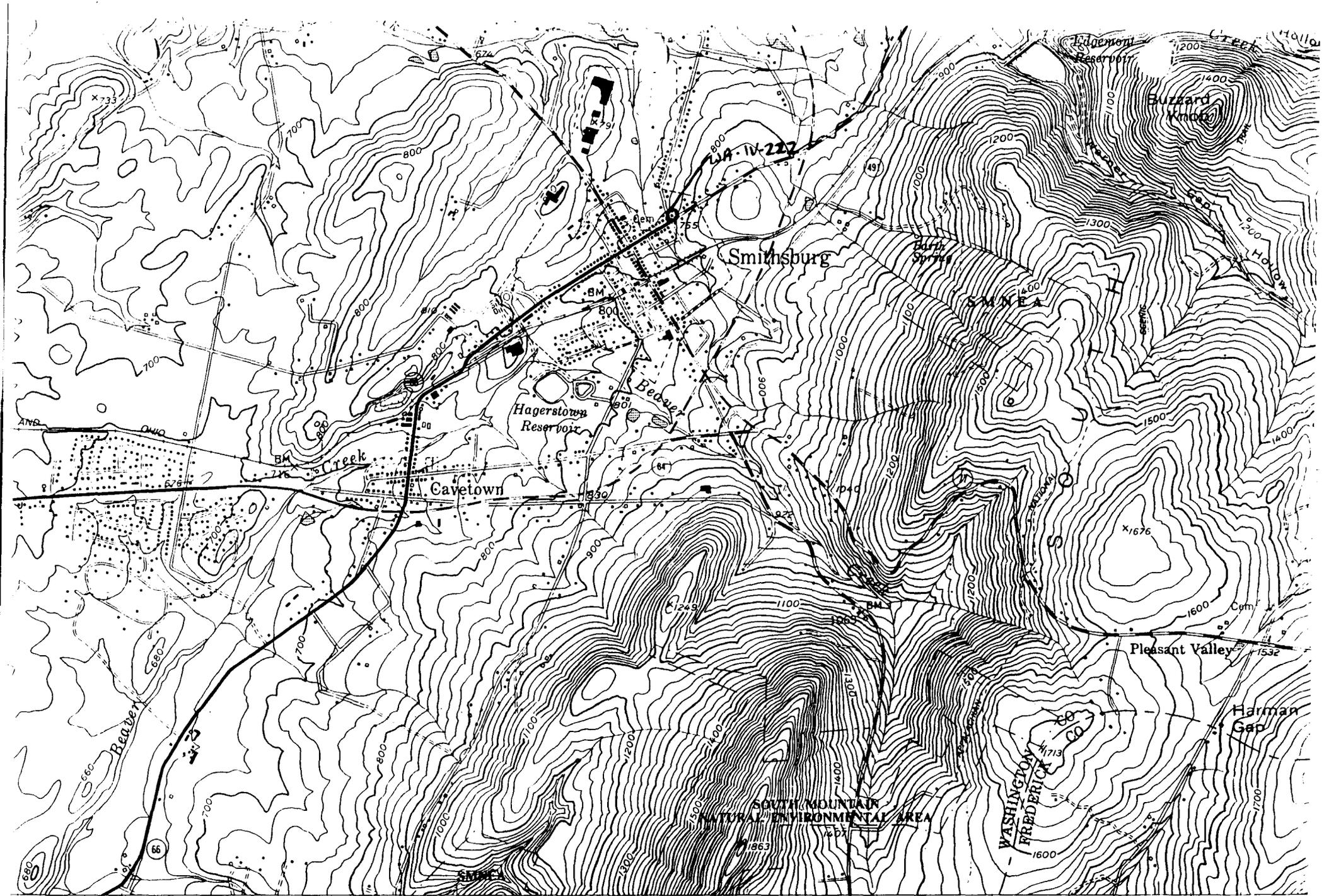
SMITHSBURG LIBRARY

DAVID E. REED  
755/757

DAVID P. CREAMER  
887/865

HOMER L. MYERS  
908/498

WILLIAM  
150/364



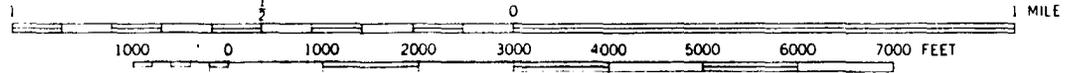
TNA 1.9 MI. 630 000 FEET 1277 278 35 1279 (MYERSVILLE) WOLFVILLE 3.8 MI. GARFIELD 2.3 MI. 32'30" 282  
 (MD) 5463 11 SE 10 MI. TO U.S. 40

ological Survey

from aerial



SCALE 1:24 000





WA-10-222

7/1991

J. Modle

N. elev,



WA-IV-222

7/1991

J. Mueller

S + W elev.



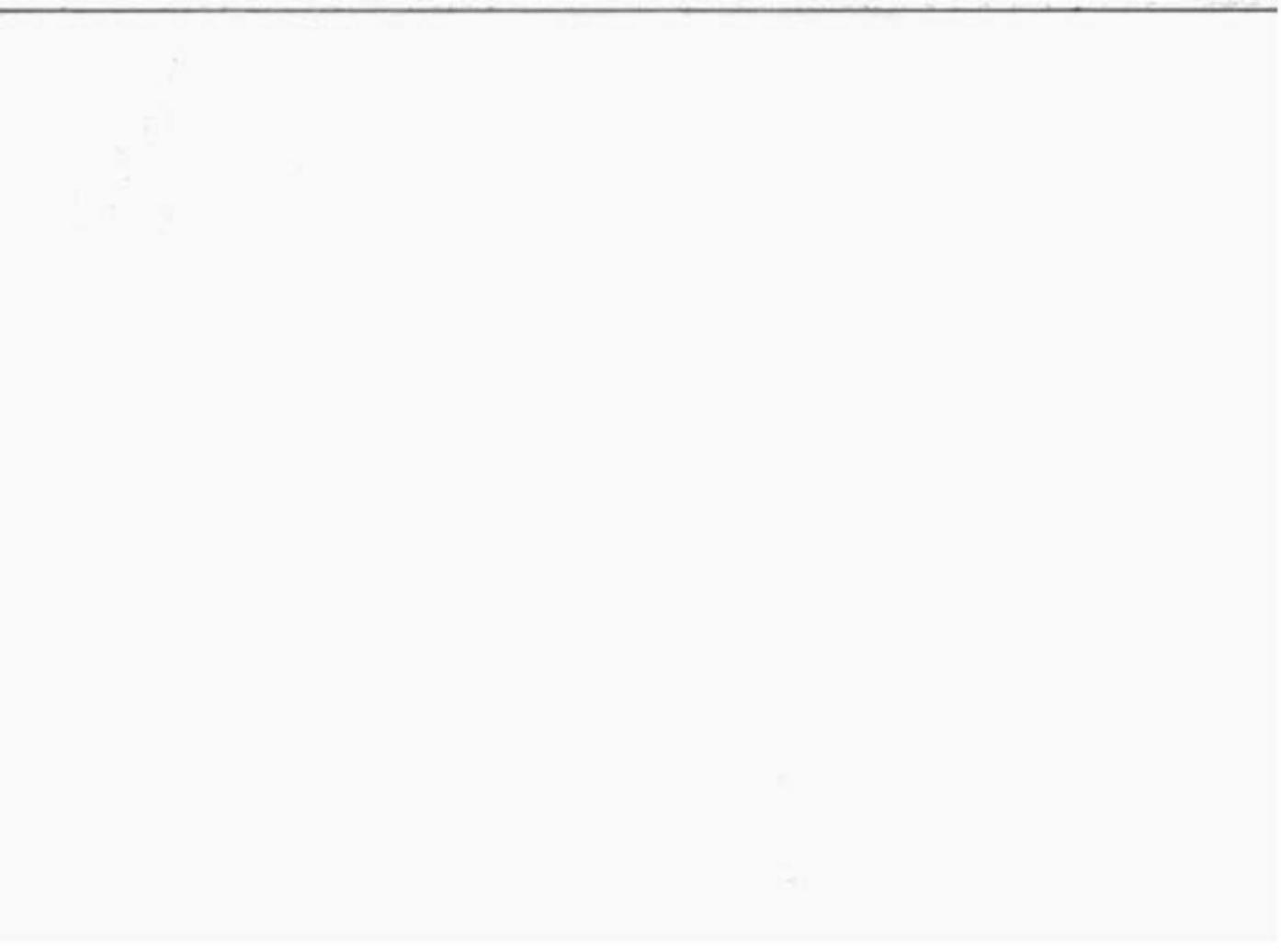
WA-10-222

J. Mueller

7/1991

S. elev. of E. addition







WA-IV-222



WA-10-222

31 E. Water, Smithsburg

1/1991

Julie Mueller

looking NE