

ABSTRACT
(R. Andrews, 10-76)

39 South Potomac Street
Hagerstown
Washington County

circa 1920s

This brick commercial structure is representative of an eclectic type of urban architecture which was erected in the 1920s. The design of the upper levels of the facade (east side) of the building has the characteristic geometric lines and patterns of the Art Deco style combined with the red brick element associated with the Colonial Revival period.

Sandwiched between two nineteenth century buildings, the facade (east elevation), which is original on the upper stories, harmoniously contrasts in texture and design with the neighboring fronts lining South Potomac Street.

MARYLAND HISTORICAL TRUST

WA-HAG-70
22047847
11

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

39 South Potomac Street

2 LOCATION

STREET & NUMBER

39 South Potomac Street

CITY, TOWN

Hagerstown VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

John Nakopoulos

Telephone #:

STREET & NUMBER

1106 Fry Avenue

CITY, TOWN

Hagerstown VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

Liber #: 228

Folio #: 418

STREET & NUMBER

95 West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

39 South Potomac Street in Hagerstown, Washington County stands on the west side of the street near the middle of the block formed by Public Square and Antietam Street.

The building is a circa 1920s, two stories high, brick commercial structure which sits tight to the sidewalk and neighboring buildings. The first floor of the facade (east side) has a late twentieth century store front and the second floor has a four part casement window. The levels of the facade above the store front are original and of particular interest for the geometric patterns in the brickwork and the roofline.

The bricks of the upper facade stories are laid in Stretcher bond except for the geometric decorations - diamonds and banding - which emphasizes the rectangularity of the plane and the sharp angularity of the roofline. The bricks are brownish red in color and coarse in texture.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

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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 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 type="checkbox"/> 1800-1899	<input checked="" 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 1920s

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This brick commercial structure is representative of an eclectic type of urban architecture which was erected in the 1920s. The design of the upper levels of the facade (east side) of the building has the characteristic geometric lines and patterns of the Art Deco style combined with the red brick element associated with the Colonial Revival period.

Sandwiched between two nineteenth century buildings, the facade (east elevation), which is original on the upper stories, harmoniously contrasts in texture and design with the neighboring fronts lining South Potomac Street.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

The property measures approximately 21.6' x 240'.

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	Ronald L. Adnrews, Historic Preservation Consultant	(mbe)
ORGANIZATION	City of Hagerstown	DATE October 15, 1976
STREET & NUMBER	City Hall	TELEPHONE (301) 731-3200
CITY OR TOWN	Hagerstown	STATE Maryland

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

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TO BE COMPLETED BY SHPO OFFICE.
 If request is for CERTIFICATION OF SIGNIFICANCE or DE-CERTIFICATION, complete ①, ③ and ④
 If request is for PRELIMINARY DETERMINATION, complete ②, ③ and ④.

- DETAILED HRS REVIEW REQUESTED
- PRECEDENT SETTING DECISION FOR SHPO

Name of Property: Majestic Rest. & Union Hall Street Address: 39 South Potomac Street
 City Hagerstown County Washington State Maryland
 Name of Historic District: Hagerstown Commercial Core

- National Register
- Certified State/Local
- Not yet listed/certified

_____ date completed information received by SHPO _____ date of this transmittal to HCRS

1 TO BE COMPLETED FOR STRUCTURES LOCATED WITHIN REGISTERED HISTORIC DISTRICTS

Please check one of (a), (b), or (c) according to which of the Secretary's "Standards for Evaluating Structures within Registered Historic Districts" applies.

- (a) The structure contributes to the historic significance of this district in the following categories checked:
- | | | |
|---|---|---|
| <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 & association |
- The district is characterized as follows: (1 or 2 sentences)

The district is characterized by densely packed commercial buildings of varying heights, design influences, and materials which reflect the growth of the town from about the 1870s to about 1930.

Explain briefly the application of Standard (a) in terms of the particular characteristics of this structure which are relevant to the qualities of this district: (1 or 2 sentences)

This building is characteristic of the variety of types of commercial buildings constructed in the district in the early decades of the present century.

- (b) _____ The structure does not contribute to the historic significance of this district because _____
- _____ it detracts from the sense of time & place & historic development and/or
 - _____ the integrity of original design or individual architectural features or spaces have been lost and/or
 - _____ it cannot reasonably be returned to a state of utility through rehabilitation.
- The district is characterized as follows: (1 or 2 sentences)

Explain briefly the application of Standard (b). Optional: Attach structural report to support recommendation of de-certification.

- (c) _____ The structure, being less than 50 years old, is evaluated by Standard (c). _____
- _____ A strong justification for certification is given, or the historic attributes of the district are less than 50 years old, or
 - _____ the structure should not be certified.

According to Standard (c), briefly explain why the structure should or should not be considered eligible for certification in terms of the particular characteristics of this structure which are relevant to the qualities of this district. Include a brief characterization of the district.

TO BE COMPLETED FOR PRELIMINARY DETERMINATION THAT STRUCTURE IS A POTENTIAL CERTIFIED HISTORIC STRUCTURE.

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Nomination status of property (Please check one)

- Nomination has already been submitted to State review board and, if passed by them, property will be nominated within next six months.
- Nomination is expected to be submitted to State review board within the next year.
- Nomination process is expected to be completed within thirty months.
- Property is located in a local historic district for which adequate documentation for certification purposes has been received.

Evaluation of property (Please complete either A or B)

A Complete this section if property is a structure which is individually eligible.

1. This property meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Statement of the significance of the structure:

B Complete this section if property is located within a district which is a potential Registered Historic District.

1. This district meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Brief description and statement of the significance of the district:

3. This structure appears to contribute to the significance of said district for the following reasons:

3

- The following information is enclosed:
- photos of facades and streetscape
 - photos of interiors if significant
 - signed, completed application form
 - map locating structure within historic district boundaries
 - additional SHPO comments on attached sheet

4

This application has been reviewed by a professionally qualified architectural historian, historian or architect on the State staff.

R. Andrews (March 83)
Signature of Reviewer Date

NATIONAL PARK SERVICE
Washington D.C. 20240

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HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Majestic Restaurant and Union Hall Building C

Address of property: 37 South Potomac Street

City Hagerstown, County Washington State Maryland Zip Code 21740

Name of historic district in which property is located: Hagerstown Commercial Core Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Ornamental two-story brick facade. Restaurant front at ground floor renovated 1972 (glass and mansard canopy) (See Back)

3. Statement of Significance:

(use reverse side if necessary)

Typical of buildings within downtown area of this vintage.

Date of construction (if known): 1910 + Original site Moved Date of alterations (if known): 1972

4. Name and Mailing Address of Owner:

Name James and Connie Nakopoulos

Street 114 East Magnolia Street

City Hagerstown, State Maryland Zip Code 21740

Telephone number (during day): Area Code (301) 739-1534

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Connie Nakopoulos Date 1 FEB. 1983

Social Security Number or Taxpayer Identification Number 219 443 3176

For office use only

The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

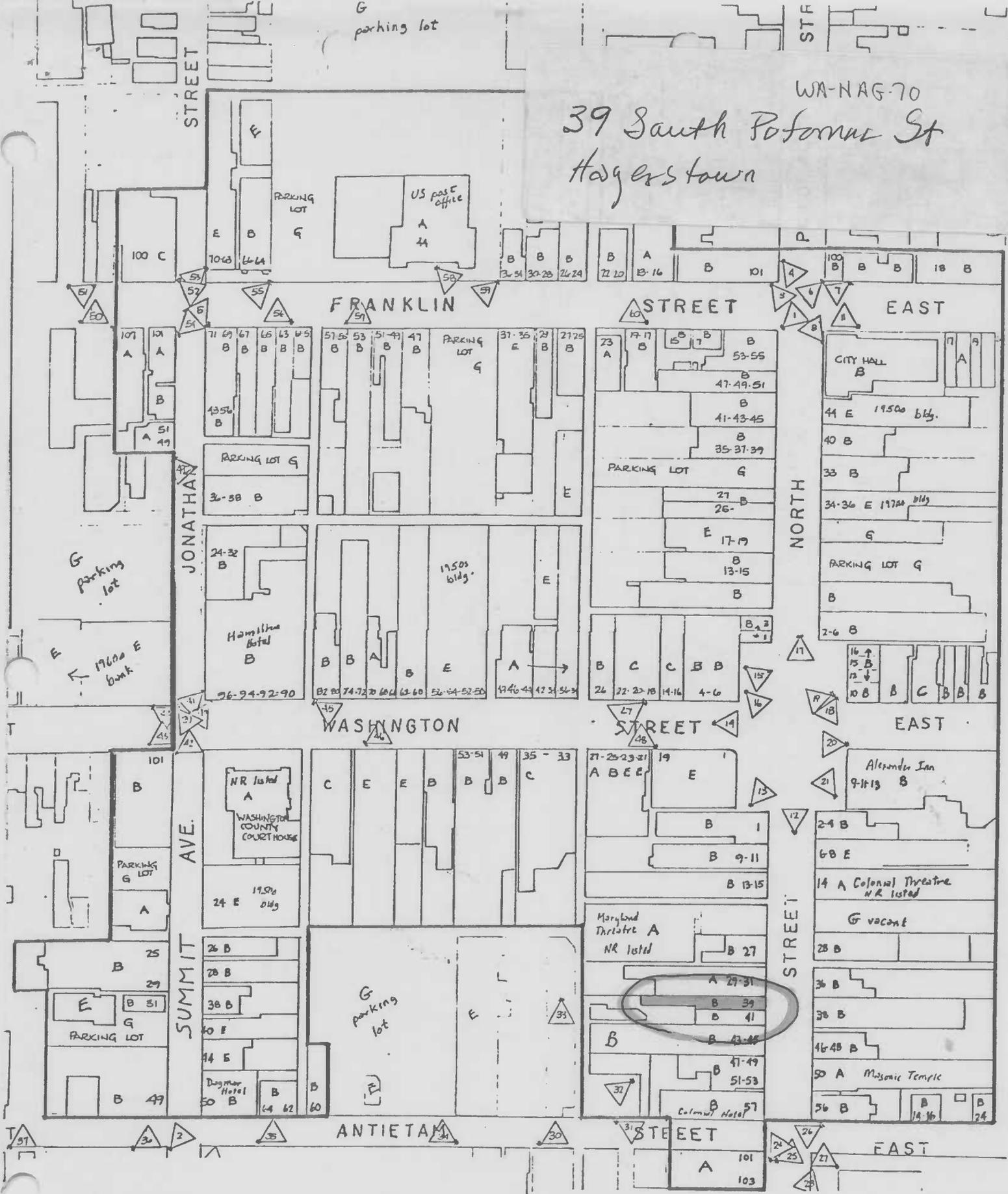
The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

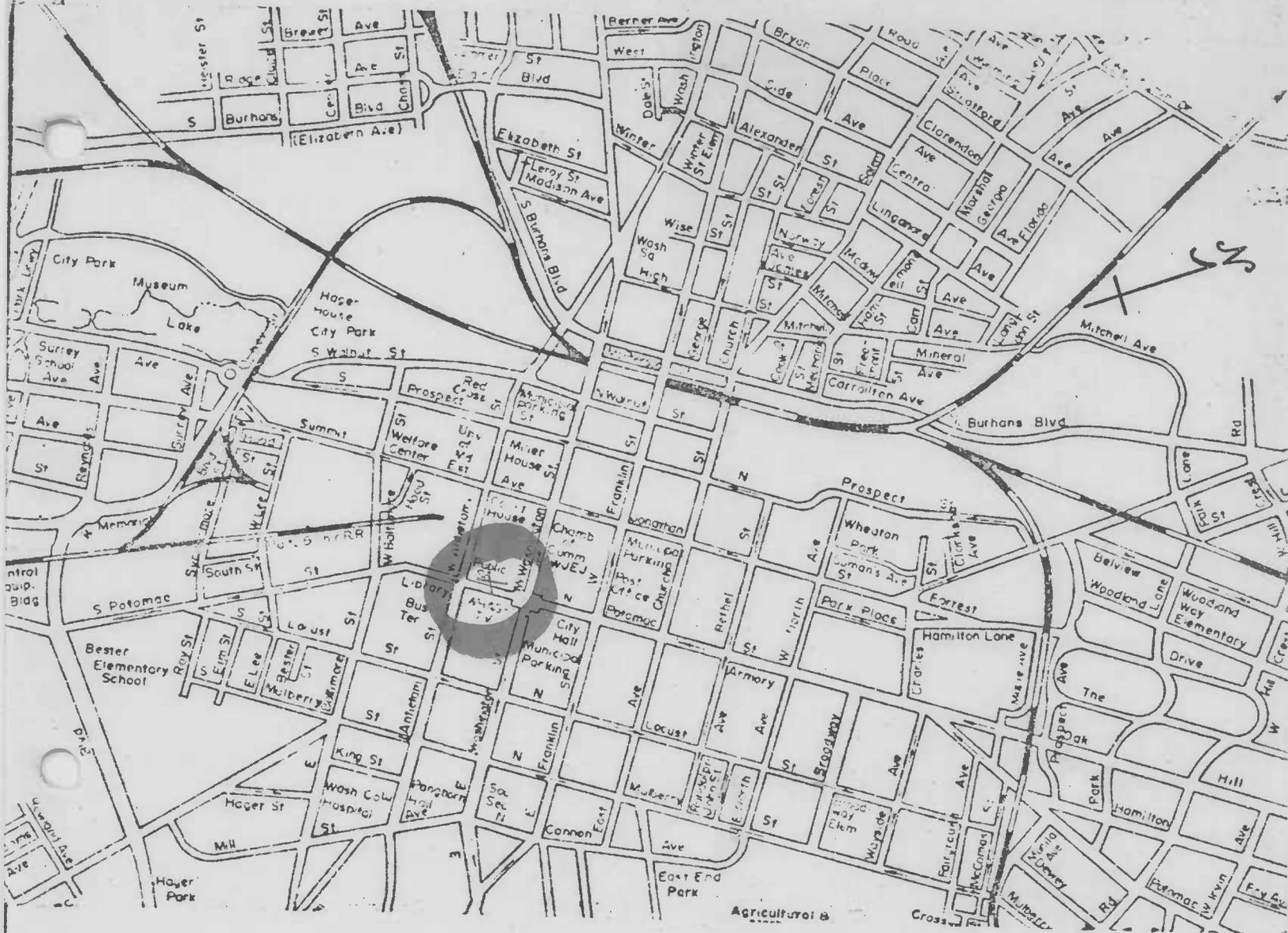
IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

and masonry quoins at corners. Alterations to store front at first floor made 1940 - 1960 era. Fire escape added to rear in 1955. Brick arch at rear filled in 1960+. Arched masonry windows at side and rear facades. Floor plan at floors 2 thru 4 is a double loaded corridor with rooms either side. Two front to rear stores and ground floor. Interior architectural features are minimal in interior, but include window framing and some railing work at existing stair. The building is in bad condition and is in process of being condemned for hotel occupancy for failure to meet life safety requirements.



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



SITE: 39 South Potomac Street
 Hagerstown
 Washington County, Maryland

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



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39 South Potomac St.

Hagerstown

Washington Co., Md.

east elevation

July, 1975

RONALD L. ANDREWS