

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Town of Clear Spring Inventory Number: WA-V-414
 Address: Clear Spring City: Clear Spring Zip Code: 21722
 County: Washington USGS Topographic Map: Washington County - Clear Spring Quad
 Owner: _____ Is the property being evaluated a district? x yes
 Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
 Project: Martin Farm Agency: Federal Communications Commission
 Site visit by MHT Staff: x no ___yes Name: _____ Date: _____
 Is the property located within a historic district? x yes ___no

If the property is within a district

District Inventory Number: _____

NR-listed district ___yes Eligible district x yes District Name: Town of Clear Spring, Maryland

Preparer's Recommendation: Contributing resource x yes ___no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ___yes ___no

Criteria: x A ___B x C x D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Documentation on the property/district is presented in: Maryland Historical Trust State Historic Sites Inventory Form dated August 1992

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The property was most recently observed and photographed on January 15, 2003. The condition of the property appeared virtually unchanged since the preparation of the Maryland Historical Trust, State Historic Sites Inventory Form, in the library of the Maryland Historical Trust.

The property is described in the Maryland Historical Trust, State Historic Sites Inventory Form, prepared by Julianne Mueller, in August, 1992. That form is attached. Following is a brief summary of that property description, as modified by site observations made January 15, 2003.

The form describes the Town of Clear Spring, which is located in Washington County, eleven miles west of Hagerstown (the county seat), about five miles south of the Pennsylvania state line and four miles north of the meandering West Virginia state

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <u>X</u>	Eligibility not recommended ___
Criteria: <u>X</u> A ___B <u>X</u> C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
Reviewer: <u>[Signature]</u> Office of Preservation Services	Date: <u>6/20/03</u>
_____	Date: _____

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

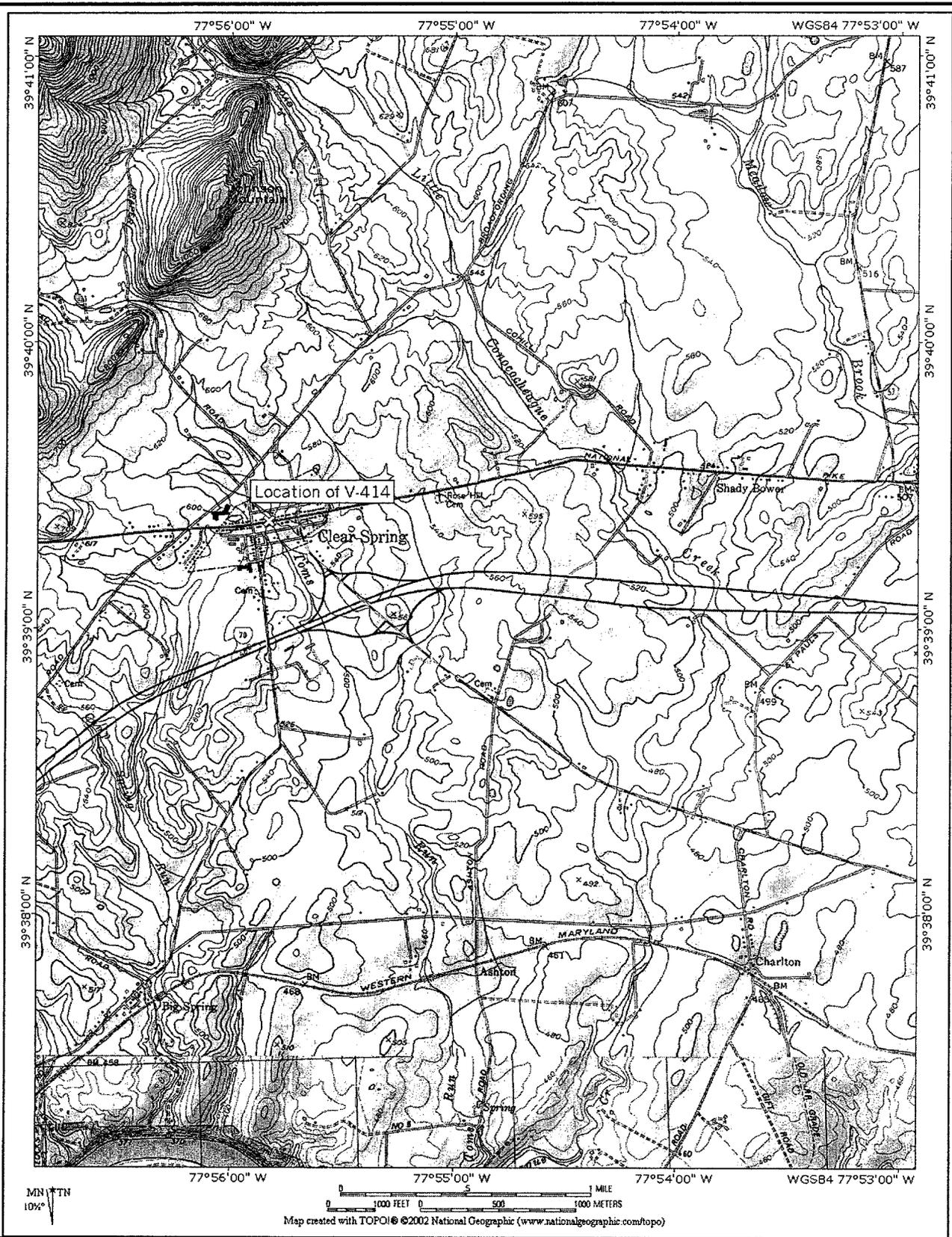
WA-V-414

line. It was observed that Clear Spring appears virtually unchanged from the description in the attached form.

The attached report and history of the Town of Clear Spring, by Julianne Mueller, of the Maryland Historical Trust persuasively states the case for the Town's designation as an historic district, with which this reviewer is in full agreement.

Prepared by: William C. Riggs, RA
Historic Architect

Date Prepared: 01.28.03



SITE VICINITY MAP
 Clear Spring, MD Quadrangle
 SCALE: As Shown



Property Condition Assessment
 WA-V-414_ Town of Clear Spring
 Clear Spring, MD 21722



TOWN OF CLEAR SPRING, MD WA-V-414

WASHINGTON Co., MD

PHOTO: C. MENDS. COLE

DATE: JAN 2003

NEGATIVE LOC.: MD SHPO 1/2

24.5.71 24.5.71 RI-E005

TOWN OF CLEAR SPRING, MD WA-V-414

01.03

21722

Photo Gallery: 01-29-03



TOWN OF CLEAR SPRING

WA-V-414

WASHINGTON CO., MD

PHOTO: C. MENDES-COLE

DATE: JAN 2003

NEGATIVE LOC.: MD SH PO 21722

21722 21722 01 2003

TOWN OF CLEAR SPRING, MD WA-V-414

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Photo Gallery: 01-29-03

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WA-V-414

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Town of Clear Spring

and/or common

2. Location

street & number _____ not for publication

city, town Clear Spring _____ vicinity of _____ congressional district _____

state Maryland _____ county Washington _____

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<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 type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name _____

street & number _____ telephone no. : _____

city, town _____ state and zip code _____

5. Location of Legal Description

courthouse, registry of deeds, etc. _____ liber _____

street & number _____ folio _____

city, town _____ state _____

6. Representation in Existing Historical Surveys

title Survey of Clear Spring

date Oct. 1991 - August 1992 _____ federal _____ state _____ county _____ local

depository for survey records Maryland Historical Trust

city, town Crownsville _____ state MD _____

7. Description

Survey No. WA-V-414

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

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

See attached

8. Significance

Survey No. WA-V-414

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 checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" 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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" 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

Builder/Architect

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.

See attached

The 20th Century

The history of Clear Spring during the 20th century is still fresh and alive in the memories of many of the town's residents. During oral history interviews conducted as part of the study of the town, glimpses of a way of everyday life that have since changed were brought to light.

During the early part of the century, the National Pike still played a central role in the character of the town. It was along this road, which was the principal source of immediate communication with communities beyond Clear Spring, that life centered. Interviews recount many stories about the road. Around the turn of the century, many farmers would herd their livestock down the road, through Clear Spring to markets and train stations beyond the town. It was not an unusual sight to see flocks of turkeys or herds of cattle passing through the town. The road also brought Jewish peddlers and transients. One oral history interviewee told of bands of gypsies that would come to town on their way elsewhere. When news would reach Clear Spring of their imminent arrival, some mothers would hide their children for fear of their being kidnapped.⁶ Mostly, however, the road brought welcome business to the town. At the beginning of the century, there were still several hotels and taverns in Clear Spring that accommodated not only the long distance traveler, but also the town and neighboring rural population. Clear Spring was a popular place to congregate on Saturday nights. Farmers and their families would come into town on those nights to shop at stores that would remain open to serve them. The restaurants were filled, as were the taverns. Several people recounted how the streets were filled with people on such nights and how the town would become an exciting place. Essays compiled by the Clear Spring Historical Society on individual buildings describe the brass bands that played on Saturdays, the medicine shows that came to town, and the locals who sold their baked goods on the streets.

Shortly before World War I, the National Pike near Clear Spring was paved to accommodate the increasing amount of automobile traffic. Nora McDonald Snyder recalled during her oral history interview that the road work was completed by Italian immigrants who camped outside the town while the work was underway. She and her mother would visit the camp at night to listen to the workers play their musical instruments and sing operatic tunes. The arrival of the automobile brought additional business opportunities to Clear Spring. This included the opening of garages (one by Mrs. Snyder's father) to assist travelers.

By 1922, according to the Sanborn map of Clear Spring, the population of the town was 600, a significant drop since the turn of the century. It is unclear why this decrease in population occurred. The map notes that water continued to be supplied by

⁶Interview with Leona Shank.

springs and private wells; there was no piped, town-wide system until the 1930s. The map further notes that the fire fighting system consisted of a volunteer bucket brigade and that there was no fire fighting equipment in the town. This was confirmed during oral history interviews when several residents recalled how the hardware store would lose its stock of buckets whenever there was a fire because people would run there first to get a bucket to assist in extinguishing the fire. A permanent fire station with equipment was established during the early 1940s in what is today the laundromat at the west end of Clear Spring (WA-V-321).

Education during the 1920s took place in one-room schoolhouses at the elementary level and in the large public school (now demolished) on South Martin Street. A separate school for black children was located on North Martin Street. According to an interview with Nora McDonald Snyder, the teachers were mostly single women during the first three decades of the 20th century. Married women were not allowed to teach in the Washington County system until the late 1920s.

Because Clear Spring was relatively isolated financially, the Depression did not greatly affect the town. Although there were people who suffered losses and people had to do without certain resources that became scarce, oral history interviews indicate that the town's residents were able to rely on themselves. One direct change during the Depression years was the large number of hobos, as they were referred to in the interviews, who passed through the town. Several interviews recounted how men would come to the back doors of houses and ask for food which was generally provided in the form of a sandwich and piece of pie. Often, a place to sleep in the barn or garage was also offered. After the Depression, the number of such transients dropped significantly.

Of major importance to the town was the construction of a town water system during the 1930s--the only federally funded Depression Era project that took place in Clear Spring. A reservoir was built west of the town by the Works Progress Administration in 1932 in response to an outbreak of typhoid (1931) and the subsequent prohibition of the use of the spring for drinking water.

During the World War II years, over 300 of Clear Spring's and its vicinity's men left the town to serve in the armed forces. During that time, the town's women took over their jobs. Following the war, many women who wished to remain employed had to look to larger towns to find jobs.

Of major significance to the town was the construction of a new public school complex in the mid-1950s. The initial stage included the erection in 1956 of a new elementary school at the west end of town along Cumberland Street. The complex has been added to incrementally and continues to serve the community.

Clear Spring Today

Based on several oral history interviews, it is evident that Clear Spring, like many other small rural towns, was at one time commercially self-sufficient. There was a variety of stores and services to serve most of the everyday needs of the local population and there was little need to travel to larger towns to shop. This situation did not change until well after World War II. Since that time, however, many of the local commercial establishments, such as Pound's Bakery, the Franz furniture store and carpentry shop, the Clear Spring [flour] Milling Company, and grocery stores, have closed their doors. Few of their buildings have been demolished; most have been converted to other uses. Based on an analysis of the 1922 Sanborn map with current uses in Clear Spring, it is evident that most of the commercial establishments that were extant at that time were remodeled for residential use. Today, the town's structures are principally residential in character. Although it is clear that some of them originally served another purpose, it is probable that many had been constructed with a residential space above the stores and were, therefore, already partially residential in architectural character. Their conversion into solely residential use did not drastically alter the streetscape.

Today, Clear Spring is a quiet community with a population of approximately 500 inhabitants. A glance at tax records shows that many of the town's names are the same as those listed in early deeds and maps. The continuity of the number of original families in this town is exceptional.

With the construction of U.S. 70 to its immediate south, there is no longer the type nor amount of traffic that once passed through the Clear Spring. Still, Cumberland Street--the old National Pike--serves the local area population who pass through Clear Spring on their way to neighboring communities. Now, however, there is little reason to stop in the town except to visit people. There is a virtual dearth of commercial establishments other than liquor stores and the Clear Spring Hardware store--apparently the only remaining business in the town that was established in the 19th century. There has also been a change in the religious community of the town. Of the seven churches indicated on the 1922 Sanborn map, five are standing, but only four are occupied by their congregations.⁷

Residents of Clear Spring are speculating what types of changes the near future will bring. Several of the outlying farms just north of the town will be or are currently on the market. With the development of a ski resort nearby that currently has no support services (restaurants, hotels, etc.), it is feared that related uncontrolled development of these farms will change the historic

⁷The Presbyterian Church on South Martin Street and the Colored Methodist Church on South Mill Street have been demolished.

landscape around the town. This landscape, which has remained essentially unchanged since the beginning of the 19th century, is an important aspect of the town's identity, heritage, character, and psyche.

Conclusion

The town of Clear Spring is placed within the Maryland Comprehensive State Historic Preservation Plan in the following manner:

Geographic Organization: Western Maryland
 Chronological/Development Periods: Agricultural-Industrial
 Transition through Industrial/Urban Dominance
 Historic Period Themes: Agriculture; Architecture, Landscape
 Architecture, and Community Planning; Economic; Religion;
 and Transportation

Clear Spring retains much of its architectural heritage and rural town ambiance. In traveling through the town, one is struck by the cohesive and compact nature of buildings. Little has occurred to interrupt, damage, or destroy the 19th-century architectural quality of the town. With few exception, that which has changed, has mostly been done sensitively and is not intrusive. However, it should be noted that at the edges of the historic core of Clear Spring, there has been new construction over the past few years. This has been partially in response to travelers' needs along U.S. 70. Several gas stations and convenience stores/fast food restaurants have opened. Although these are on the outskirts of the historic town, they are beginning to change the approaches to the town, thereby slowly changing its historic character.

The boundaries of a potential historic district could be defined as follows: Beginning at Thompson's Towing at the northeast corner of Hawbaker Circle and Cumberland Street, continuing westward along either side of Cumberland Street to the rear property lines of the buildings that line the street to Mill Street; north along Mill Street to the town limits; returning to Cumberland Street and continuing southward along Mill Street to include the west side of the street south the Mulberry Street; westward along Mulberry Street (but including only 10 and 14 Mulberry Street in the district--all other buildings are non-contributing) to South Martin Street; south on South Martin to include 26 South Martin and St. Peter's Church on the east side of the street and all of the buildings north of 43 South Martin on the west side of the street; north on South Martin to Cumberland Street; west along both sides of Cumberland Street to the house on the northwest corner of Cumberland Street and Broadfording Road; returning on Cumberland Street to North Martin Street and continuing northward on North Martin to include both sides of the street to 24 and 25 North Martin; returning to Cumberland Street and continuing eastward along either side of the street to the rear property lines of the buildings that line the street back to Mill Street.

7. PHYSICAL DESCRIPTION

The town of Clear Spring is located in Washington County, eleven miles west of Hagerstown (the county seat), about five miles south of the Pennsylvania state line and four miles north of the meandering West Virginia state line. Clear Spring is at the foot of North Mountain which provides the sources of the streams for which the town is named. Clear Spring is connected to neighboring communities by U.S. Highway 40 (the old National Road) and State Route 68. Furthermore, there is an exit from Interstate Highway 70 less than a half mile from the center of the town. U.S Highway 40 is the principal artery through Clear Spring and it is the road along which the town developed during the 19th century. There are no railroad lines passing through the town. Clear Spring today is almost entirely residential in character since most of its commercial buildings having been converted to residential use. Churches are concentrated near the town's two cross streets: Mill and Martin Streets and a school complex is located at the western edge of town. The surrounding landscape remains essentially rural in character, providing views, especially to the north, that have remained unchanged since the land was first cleared for farming at the beginning of the 19th century. Views to the south, towards the interstate are shielded such that there is little sense of the presence of the near-by road.

The town plan is composed of a principal thoroughfare (Cumberland Street) that is intersected by two secondary roads (Mill and Martin). Hawbaker Circle is an improved alley that loops around the town, paralleling these streets and providing access to the backs of the properties that line them. Mulberry Street, which runs parallel and south of Cumberland Street, completes the town grid.

Cumberland, Mill, and Martin Streets are part of the original, early 1820s plan of the town on which approximately 72, 66' x 198' lots were laid out and sold. Over 30% of these lots (25) remain intact and have never been subdivided. Most of the lots, however, were divided into two and sometimes more parts. There does not seem to be a pattern as to how or where this happened. There are subdivided lots in the center of town, as well as towards the edges.

The majority of the full-size lots on Cumberland Street have freestanding structures or ones that are attached only on one side. The structures are generally set at the public-right-of-way and, although they have sideyards, provide a cohesive, seemingly unbroken wall of buildings along the streetscape. The subdivided lots are, almost without exception, improved with buildings that are attached to their neighbors. Large and small structures are mixed along the length of the road. There appears to be no pattern for how these were constructed, except that there tends to be significant structures constructed at prime visual locations such as the intersections with Mill and Martin Streets.

Structures along the secondary roads are almost all freestanding buildings that line the streets in the same fashion as those along Cumberland Street.

Clear Spring has examples of building styles dating from the early 19th century through the 1920s. However, the number of high style structures is few and the majority of the buildings are vernacular renditions of the building styles. Because much of the town appears to have been constructed during the mid-19th century, it has a cohesive, but not varied architectural nature. There are but few architecturally intrusive, non-contributing structures along the main streets. Most of new construction or radical alterations has occurred either at the very edges of town or along Mulberry Street where the visual continuity of the historic part of Clear Spring has not been affected.

If the historic maps of the town are to be believed, the development of Clear Spring had occurred by 1877. A comparison of the 1877 map of Clear Spring with the 1922 Sanborn map of the town indicates that little additional development occurred between those years and little has occurred since then. It should be noted that a few of the structures indicated on the earlier map were demolished and replaced with other buildings on the same site. However, it is apparent that this was not a frequent occurrence. Exceptions to this are the now vacant sites where structures were demolished and never replaced. Significant buildings include a large tannery that was located on South Hawbaker Circle, east of Martin Street; three churches (two along Martin Street and one on Mill); and two school buildings on Martin Street (Colored School No. 11 and the old public high school). Because of the lack of major demolition in the town, it is possible to view the entire spectrum of Clear Spring's architectural past.

According to histories of Clear Spring, 47 houses had been erected in the town by 1825, only three years after the town had been laid out and the first sale of lots had occurred. There are several houses in Clear Spring that have architectural detailing that could date them to this period, however, none have been researched to determine whether, in fact, they were standing in the 1820s. The details include Flemish bond coursing and Federal and Greek Revival entrances. In most cases, the doors in these entrances have been replaced, but the sidelights and/or transoms are intact. There is an especially large concentration of these structures immediately west of Mill Street on Cumberland Street. Federal Style examples on Cumberland Street include 148 (WA-V-292), 159 (WA-V-36), 162 (WA-V-286), 166 (WA-V-284), and 168 (WA-V-283). Examples farther west on Cumberland include 112 (WA-V-306) and 130 (WA-V-299). Examples of structures along Cumberland Street with Greek Revival detailing include 101 (WA-V-337), 137 (WA-V-349), 163 (WA-V-358), 167 (WA-V-359), and 219 (WA-V-364). Due to the sometimes conservative architectural tastes in rural areas, it is possible that the structures in Clear Spring that possess Federal and Greek Revival traits may date to times generally considered late in the popularity of the style, and might, therefore, post-date the

initial, 1820s building spurt in Clear Spring. An example of this is the Perry House (19 Cumberland Street, WA-V-329) which has a classic Greek Revival entrance, but which was not constructed until the 1850s.

Not all of the houses that were erected during the early history of Clear Spring were as substantially constructed as the ones listed above. Many houses were built of log and a few remain standing today. Among these are 31 Cumberland Street (WA-V-334) with its Greek Revival entrance, and the house at the southwest corner of South Mill Street and Hawbaker Circle (WA-V-370) which now serves as a museum and whose log construction has been exposed with the removal of its clapboard siding.

It is interesting to note that although the majority of houses in Clear Spring are built on stone foundations, there are no stone houses in the town. This seems unusual in a county that is known for its stone houses and where stone was readily available.

In general, houses erected during the mid 19th century in Clear Spring set the architectural trend for future development. Two- to two-and-a-half stories in height and three to five bays wide with side-gable roofs, they are of wood or brick construction on stone foundations and are set at the public-right-of-way. Most are of a simple, modest design. The vast majority have no ornamental features. A few, as mentioned above, are embellished with bridged chimneys, elaborate sidelights, transoms, and/or porticos. Although there are significant exceptions, most of the block of Cumberland Street between Mill and Martin Streets (the longest stretch of buildings) dates to the middle part of the 19th century.

The post Civil War period saw the construction and reconstruction of many buildings in Clear Spring. The town's churches had been used as hospitals following the battles of Antietam and South Mountain during 1862 and sustained damaged. Several were rebuilt during the years that immediately followed the war--some on their original site and others on other plots. St. John's United Church of Christ (WA-V-361) constructed its first structure in 1866 at the prominent intersection of Mill and Cumberland Street. St. Michael's Catholic Church (WA-V-399) on South Martin Street was built the same year. St. Peter's Evangelical Lutheran Church (WA-V-394) on South Martin, almost directly across the street from St. Michael's, was erected in 1875 and the Methodist Episcopal Church on North Mill (now the Boy Scout's Hall, WA-V-382) was constructed in 1873. St. Andrew's Episcopal Church (WA-V-314) near the western end of Cumberland Street is the only extant church in Clear Spring that pre-dates the war. Constructed in 1840, the congregation decided to repair rather than entirely rebuild their house of worship.

The post-war period also saw the construction of many Victorian era buildings in several styles. Among the Italianate commercial and institutional buildings are the hardware store at 134-136 Cumberland Street (WA-V-297) and the IOOF Hall which was

constructed in 1889 (156 Cumberland Street, WA-V-289).

The French Second Empire style is especially well-represented in Clear Spring with six high-style structures that appear to have been built at the same time, probably by the same contractor. They have identical architectural features, including slate mansard roofs and pedimented dormer windows. Except for 124 Cumberland Street (WA-V-302), they have not been extensively altered and retain most of their original details. They include, along Cumberland Street: 128 (WA-V-300), 132 (WA-V-298), 137 (WA-V-349), and 153 (WA-V-353). The only example not on this street is 21 South Martin Street (WA-V-402). Although the style was introduced to this country as early as the late 1840s, it did not reach its peak until later and examples were being constructed into the 1890s. The exact dates of Clear Spring's French Second Empire buildings have not been established, but in all likelihood, they post-date the Civil War.

Houses which have clearly Victorian era characteristics such as front-gable roofs with bargeboards include 29 South Martin (WA-V-400) and the twin buildings at 219 and 221 (extensively altered) Cumberland (WA-V-364, and WA-V-365, respectively). 15 South Martin (WA-V-404) is an eclectic structure from the period. Several buildings dating to an earlier period were embellished or updated with Eastlake porches or porticos in the 1880s and 1890s. They include 163 (WA-V-358), 121-123 (WA-V-346), 212 (WA-V-280), and 229 (WA-V-413) Cumberland Street.

There are a number of structures that appear to date to the late 19th or early 20th century which can be classified as simple Queen Anne structures. Although lacking in the amount and type of ornamentation often associated with the style, they do have features that are typical to it, such as bay windows, cross-gable roofs, and wrap-around porches. Examples on Cumberland Street include 7 (WA-V-324), 164 (WA-V-285), 211 (WA-V-362), and 215 (WA-V-363). The house at the northwest corner of South Mill and Mulberry Streets is an ell-shaped example (WA-V-368).

The 20th century is not well represented in Clear Spring with buildings that have identifiable architectural styles. For the most part, 20th century construction followed the example set in the previous century. The buildings are vernacular and there is little to readily distinguish them from their earlier counterparts. Like them, they are two- to two-and-a-half stories in height, three to five bays wide with side gable roofs. There are a few examples of buildings that are more distinguished. These include the Colonial Revival houses at 10 and 169 Cumberland Street (WA-V-317 and WA-V-360, respectively) and the Colonial Revival bank at 140 Cumberland Street (WA-V-295). A later example of the Colonial Revival is the porch of the Potomac House (102 Cumberland Street, WA-V-310) which replaced an earlier, Victorian, open two-story gallery. A style often found in rural towns is the American Four-Square. Clear Spring's only pure example is at 14 North Mill Street (WA-V-372).

The principal mark that the 20th century made on the architectural character of many of Clear Spring's houses is the addition of hipped- or flat-roof porches that extend the full length of the facades. Less obvious, but also of importance is the addition of manufactured siding (mostly vinyl or aluminum to look like clapboards) to many structures. The only major construction project which was undertaken in Clear Spring in this century was the erection of the new public school complex at the west end of town. This effort was commenced in the mid-1950s.

There are very few modern intrusions within the town limits. The town is, essentially, a cohesive district. Buildings which would not be considered contributing elements to an historic district include: 10 North Mill Street, the Clear Spring Rescue Squad Headquarters at the eastern edge of town, 129 Cumberland, 220 Cumberland, 230 Cumberland, 20 Mulberry, and the Clear Spring Volunteer Fire Company. At the edges of town, especially along West Cumberland Street and South Martin Street are buildings constructed since the 1940s. These may be found to be contributing elements to the architectural character of Clear Spring with the passage of time.

8. STATEMENT OF SIGNIFICANCE

Clear Spring is a small rural town in northwestern Washington County, Maryland. Platted in the 1820s, the community's development was directly influenced by the opening of the National Pike, along which it was purposefully laid out. By the beginning of the Civil War, less than 40 years after town lots first were sold, Clear Spring was a bustling crossroads community and many of the buildings that are extant today had been constructed. By 1922 much of the extant village had been erected and little new construction or development was to take place in consequent years. Aside from road improvements and the construction of community needs such as a new school complex, a new town hall, rescue squad headquarters and volunteer fire department company, only a small amount of building has occurred--and this is generally beyond the current town limits. Clear Spring retains its early to mid 19th-century architectural character. It is an excellent example of a community relatively untouched by modern, 20th-century architectural trends. Because Washington County has a rich collection of similar communities that appear much as they did at the turn of this century, Clear Spring's significance is important not only unto itself, but as an important contributing member to the greater architectural and cultural character of rural villages in Washington County.

Brief History of Washington County

Three months after the signing of the Declaration of Independence in 1776, the first Maryland constitutional convention acted to divide one of its most populous counties into three counties. Reflecting large growths in population due to the western movement of immigrants and the political expediency for greater representation in the newly formed Maryland government, Frederick County was divided into Frederick, Washington, and Montgomery counties. Named in honor of George Washington who had just been named Commander-in-Chief of the Continental Army, Washington County was the first place to be named in his honor.¹ At the time, the newly formed county encompassed all of western Maryland, including what is today Allegany and Garrett Counties. Today, Washington County is bounded by the Pennsylvania state line on the north, the Potomac River on the south, the crest of South Mountain from Blue Ridge to Weverton on the east, and Sideling Hill Creek on the west.

The earliest historic settlement in the county began in earnest in the 1730s and 1740s and included Swiss, French, Scotch, and English immigrants. However, due to the presence of Indians who fought against the white encroachment, extensive permanent, European relocation to the area did not occur until after the colonial government built forts to protect and encourage settlement. By the mid-18th century, a few communities, such as Hagerstown, were well established in what is today the eastern portions of the county.

¹ Kaminow, Marion J. Maryland A to Z, p. 313.

They were close to previously settled communities and illustrate the gradual westward population movement.

Washington County began to grow quickly toward the end of the 18th century as the first wave of immigrants was followed by a second wave comprised mainly of Germans and Irish. By 1789, only 13 years after it had been formed, Washington County itself was divided into two, creating Allegany at Washington County's current western border. The county's 1790 population of 15,800 increased to 18,659 by 1800, with over 10% of the population held in slavery. Despite the increase in the number of people in Washington County, much of the land remained in large, uncultivated tracts, as the majority of the population was centered in towns.

The towns seem to have been settled in a combination of ways. Some of the extant towns appear to have evolved over time along a road in a linear fashion (for example, Keedysville), while others were consciously laid out according to a designed plan (Sharpsburg). Others, such as Clear Spring, were planned as a direct result of new national transportation corridors such as the C&O Canal or the National Road.

Although much of Washington County was not farmed at the beginning of the 19th century, the land that was under cultivation proved to be very fertile and rich. At a time when Maryland's soil in other portions of the state had been depleted of its nutrients due to intensive tobacco farming, Washington County produced significant quantities of grain and livestock that did not ravage the land. This can be credited in part to the German and Irish settlers who did not plant tobacco, but, rather, farmed old world crops with which they were more familiar. A second reason for the lack of tobacco farming in the region during the 18th century was the difficulty in moving the harvested tobacco from farmsites so far inland to ports.

With the growth in Washington County's population and the subsequent growth in transportation networks within the state that reached westward, there was increased importance placed on farm markets and the ability of the farming community to support rapidly growing urban centers. The development of three transportation systems, in particular, influenced this growth. In 1821, a road that connected eastern Maryland with the National Road that began in Cumberland was completed. This provided a road network that stretched from Baltimore westward beyond the Ohio River. Three years later, in 1824, both the Baltimore and Ohio Railroad and the Chesapeake and Ohio Canal were opened through Maryland, thus connecting Washington County directly with the ports of Georgetown and Baltimore. Some grains grown in the county were sent by rail to towns to be milled and on to ports for shipping. Other grains, such as corn was generally milled locally and distilled into whiskey before being transported to Georgetown. Coal mined in the western reaches of Maryland was sent by barge and rail to the Nation's Capital.

The development of the transportation networks proved to be a double-edged sword. While the networks provided a means of supplying ever-growing urban area with produce, it also brought with it a rapid settlement of the Midwest. By the last half of the 19th century, wheat from farther west began to flood markets on the east coast, sending farm prices in Washington County plummeting. In an effort to remain economically viable, area farmers began to plant orchards and fruit crops. This proved to be successful and has remained an important aspect of Washington County's economy to this day.

It is within this setting that the town of Clear Spring was established and thrived.

The Founding and Early History of Clear Spring

The region around Clear Spring was originally part of several parcels of land which, at the middle of the 18th century, belonged to Nathaniel Nesbitt, Sr., an Irish immigrant to had come to the area after first settling in Philadelphia. In 1756, Nesbitt purchased 105 acres known as Locust Thicket and soon began to acquire other neighboring tracts, including the 1763 purchase of the 690-acre property known as Hazard. A 1772 resurvey of Nesbitt's land holdings made it clear that he was among the largest landowners in the area. At the time of his death in 1807, he held close to 700 acres (known as Nesbitt's Inheritance) which were divided among his five sons.

According to Scharf's History of Western Maryland, the area that was to become the town of Clear Spring was a sparsely settled village around Tom's Run, a branch of the Conococheague Creek by 1810, shortly after Nesbitt's death. By that time, it's population was large enough to have been named the voting place for the Clear Spring Election District. However, it was not until the early 1820s that Clear Spring actually was platted and town lots were first sold.

With the establishment of the National Pike, the founding of towns along it at regular intervals (or stages) equaling the length of a comfortable day's travel for a horse became common. Clear Spring is one such town, being located approximately 11 miles west of Hagerstown, the previous stage stop.

The town was laid out in 1821 in 72 lots (66' x 198' each) by Martin Myers who had purchased land around the National Pike with the intention of establishing a town. The lots lined Cumberland Street (the National Pike) and Mill Street which intersected it. Two additional lots were platted at the west end of town along what was later named Martin Street. The first lots were sold in 1822 and a post office was established in the town, first known as Myerstown,² one year later. By 1825, according to Scharf, the

²Some histories note the original name as Myersville.

population of the town had grown to 219 settlers and there is record that 47 dwellings had been erected, although it is unclear how many had been built since the establishment of the town and how many pre-dated it. Of these buildings, at least five were occupied by tavern keepers. In addition, there were four stores and a schoolhouse. Residents included 15 carpenters, nine shoemakers, six tailors, four masons, three cabinet makers, three wheelwrights, three wagonmakers, saddlers, two plasterers, one clergyman, a barber, and a butcher. The number of tradesmen related to building crafts indicates the demand for such skills in the growing town. In addition, the number of tradesmen related to the business of travel (wheelwrights, wagonmakers, tavern keepers, etc.) provides some indication of the economic importance of the National Pike to the town. The road continued in this important role, as seen by the steady increase in the number of establishments serving travelers--by 1836, Clear Spring had seven hotels.³

By mid century, the town supported several newspapers, including The Clear Spring Sentinel, a weekly founded in 1849; The Whig, which was published between 1850 and 1853; and The Fountain of Health, which was founded in 1853.

As in many towns in Western Maryland, Clear Spring was divided politically during the Civil War. Many local farms employed slave labor, as did several of the local industries, such as the Green Spring furnace. When houses in town were sold, their sale sometimes included the slaves who provided household support.⁴ This was juxtaposed with residents who did not believe in slavery and with the free blacks who lived in Clear Spring, among them one of the original landowners in the town. During the war, at least 60 men from Clear Spring enlisted in the armies. Several small skirmishes occurred around Clear Spring, but the only action in the town was the passing through of troops on their way to battle.

The Post Civil War Years of the 19th Century

Immediately after the end of the Civil War, the town began to rebuild. Although no major battles had occurred in or around the town, several of the town's structures had been affected--specifically, the churches that were converted into hospitals to serve soldiers wounded in nearby battles. In addition to the reconstruction of the churches, the first public school in Clear Spring was founded. Up until that time, education was provided in several buildings in town and outside of Clear Spring and was privately supported. Established originally in 1869, the public school was located in a large house which was remodeled into a four-room schoolhouse the following year.

³Clear Spring Historical Society essay on 35 Cumberland Street, compiled by Nora Snyder, Michael Davenport and George Boyd.

⁴Clear Spring District Historical Association Newsletter, July 1990.

Based on historic maps, it is clear that by 1877, Clear Spring was had remained a busy commercial center. The 1877 Atlas of Clear Spring shows that much of the development of the town as it is known today had taken place. Cumberland, Mill, and Martin Streets are shown virtually entirely filled with buildings along both sides of each street. The atlas' business reference section lists a variety of commercial establishments, including several dealers in dry goods and notions, a hotel proprietor, two boot and shoe makers, a manufacturer of saddles and bridles, grocers, millers, dealers in hay and seed, a furniture manufacturer (and undertaker), confectioners, and merchants in everything from cigars to ice cream. In addition, a surgeon and physician is also listed. The atlas, itself, notes a bank and a tannery (now demolished) and lists the names of the occupants of most of the buildings. The names indicate residents and merchants of Anglo and German descent. However, additional information provided in the atlas about many of these residents notes that they were born in Washington County--indicating that much of Clear Spring's population was, at least, first generation American. Another section of the atlas shows that, of the listed Clear Spring residents, most were farmers with sizable land holdings. The farms range from 104 to 814 acres, with most being around 400 acres in size.

The 1877 atlas also notes two structures--a "Colored School" on North Martin Street and a "Colored Methodist Church" on South Mill Street at opposite sides of the town--that show that Clear Spring had a sizable African-American population following the Civil War.⁵

Based on the architectural survey of Clear Spring, it is evident that a small building boom occurred in the town during the 1880s and 1890s. This may have been in response to an increase in population. According to Scharf, the population of Clear Spring in 1880 was 791 inhabitants and, by the turn of the century, it was close to 1,000. During the last quarter of the 19th century, several structures were erected, including the IOOF Hall and several French Second Empire style buildings along Cumberland Street. In addition, many Eastlake Style front porches or porticos were added to extant businesses and houses. Despite the development of the town, Clear Spring did not offer amenities that some other towns in Washington County of similar size had. These included a town water supply and an organized fire brigade. It was not until well into the 20th century that such improvements were made to Clear Spring.

⁵These structures are noted on the 1922 Sanborn, but are no longer standing today.

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Cushwa, Hilda, 14333 Spickler Road, Clear Spring, MD 21722, June 27, 1992

Downs, John, 1448 West Cumberland Street, Clear Spring, MD 21722, July 25, 1992

Shank, Leona, 212 East Cumberland Street, Clear Spring, MD 21722, July 25, 1992

Snyder, Nora McDonald, 12527 National Pike, Clear Spring, MD 21722, June 27, 1992

Wiles, David, President, Clear Spring Historical Society, several occasions.

Within WA-V-414

SITE NUMBER: no number assigned
ADDRESS: 230 Cumberland Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: J. Roger Yeakle, 266/1, private
BUILDING DATE: recent

This is a new south-facing, one-story, frame building.

Prepared by Julianne Mueller, July 1992



WA-I-NO# ASSIGNED

Within WA-I-414

230 CLIMBERLAND ST, CLEAR SPRING, WASH. CO.

2/92

JULIE MUELLER

LOOKING RE

SITE NUMBER: no number assigned
ADDRESS: 220-222 Cumberland Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: Betty J. Storm, 711/389, private
BUILDING DATE: early 20th century, new?

220-222 Cumberland Street is a south-facing, horizontally massed, two-story, three-bay, frame, freestanding, double house. The building is set directly at the public-right-of-way and has been so extensively altered that it has lost its architectural integrity.

The 1877 map of Clear Spring indicates that this site was vacant at that time. However, the 1922 Sanborn shows a small, two-story store numbered 220 Cumberland. Attached to the east elevation of the store was a garage. It appears that either these two structures have been incorporated into the extant building or this is an entirely new building.

Prepared by Julianne Mueller, July 1992



WA - I - NO # ASSIGNED
220 LUMBERLAND ST, CLEAR

Within WA - I - 414
SPRING, WASH. CO.

2192

JULIE MUELLER

LOOKING NB

Within WA-VI-414

SITE NUMBER: no number assigned
ADDRESS: 16 Cumberland Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: Donald T. Reed, 463/68, private
BUILDING DATE: 1991

This is a brand new kit house. It replaced a log dwelling which was demolished in 1990.

Prepared by Julianne Mueller, July 1992.

Within WA-V-414

SITE NUMBER: no number assigned
ADDRESS: 129 Cumberland Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: Norman S. Munday, 639/155, private
BUILDING DATE: post 1922

This one-story, front-gable building has been extensively altered to accommodate a residential use. It resembles a quonset hut. The building is located on the site of a frame structure that housed the town library in 1922, according to the Sanborn map of that date.

Prepared by Julianne Mueller, July 1992



WA-3- NO # ASSIGNED

Within WA-IV-414

129 CUMBERLAND ST, CLEAR SPRING, WASH. CO.

2-92

JULIE MUELLER

LOOKING SE

SITE NUMBER: no number assigned
ADDRESS: 10 North Mill Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: Norris E. Sword, 763/317, private
BUILDING DATE: post-1922

10 North Mill Street is an east-facing, horizontally massed, one-story, three-bay, frame, freestanding, residential structure. The building, which is set directly at the public-right-of-way, rests on a concrete foundation and is covered in manufactured siding. It has a flat roof. Windows are double-hung, two-over-two sash. The structure does not contribute to the architectural character of the town.

Neither the 1877 nor the 1922 maps of Clear Spring depict this structure.

Prepared by Julianne Mueller, July 1992



WA-VI - NOT ASSIGNED

Within WA-VI-414

10 N. MILL ST CLEAR SPRING, WASH. CO.

6/92

JULIE MUELLER

LOOKING N.W.

Within WA-I-414

SITE NUMBER: no number assigned
ADDRESS: 20 Mulberry Street, Clear Spring, MD
OWNER/LOT NUMBER/ACCESS: Trinity Church of God, Inc., private
BUILDING DATE: post-1922

20 Mulberry Street is a south-facing, one-story, church....

Prepared by Julianne Mueller, July 1992

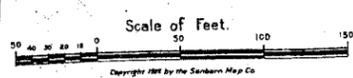
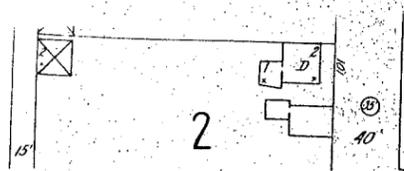


WA-VI- NO # ASSIGNED Within WA-VI-414
20 MULBERRY ST, CLEAR SPRING, WASH. CO.

2/72

JULIE MUELLER
LOOKING N.E.

NO EXPOSURE



NO EXPOSURE

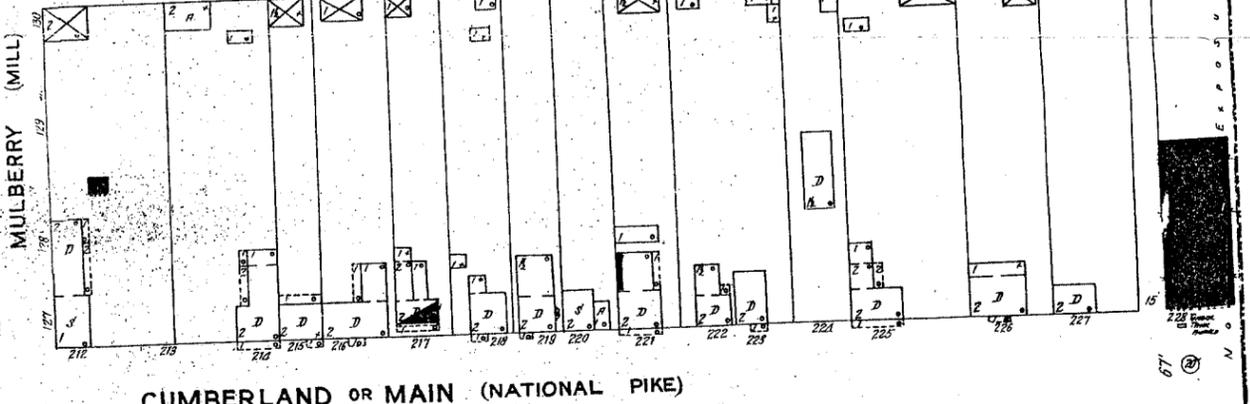
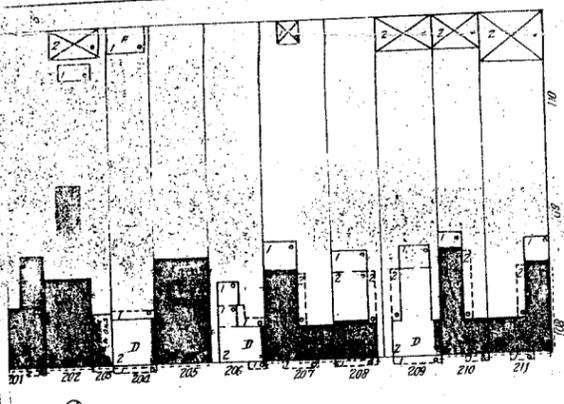
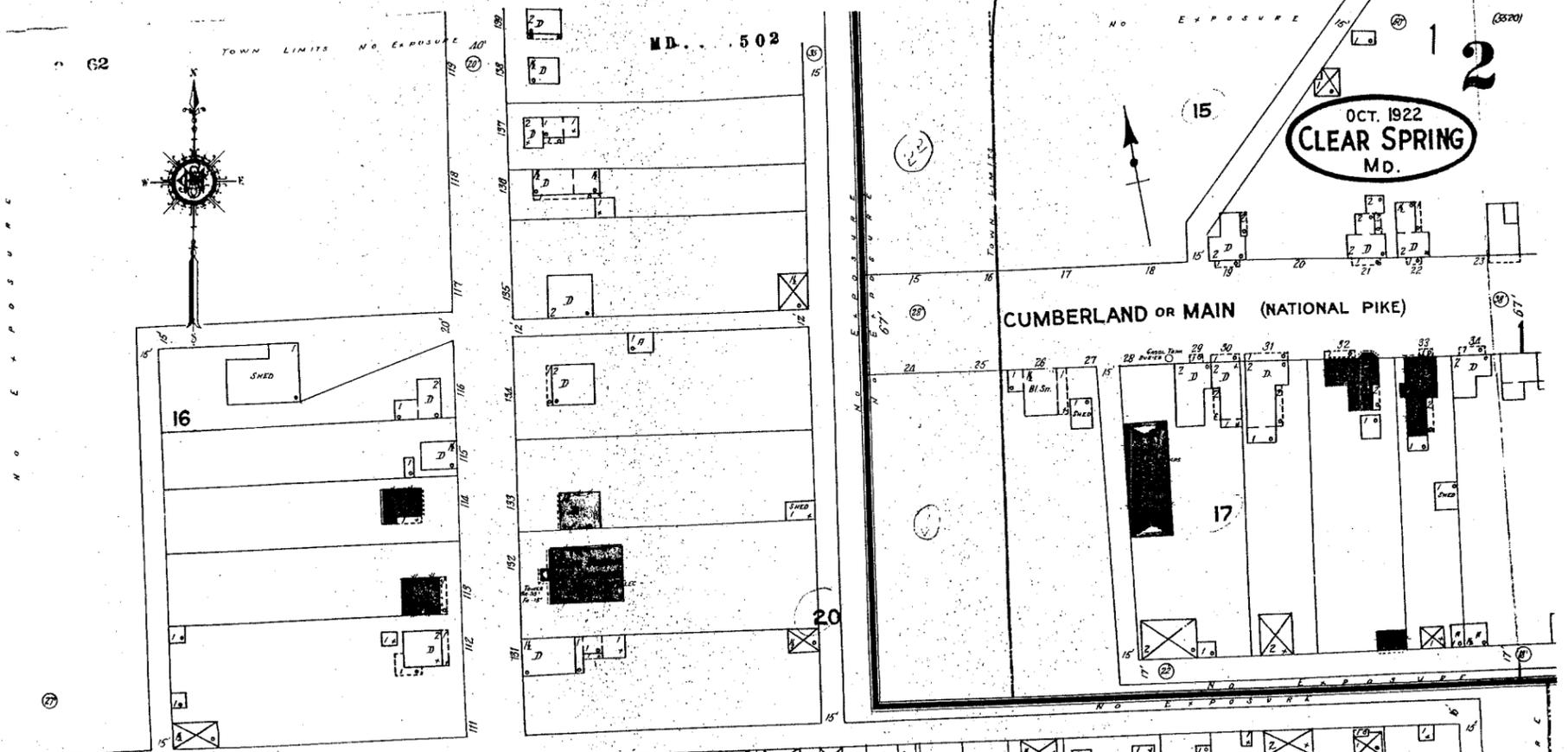
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62

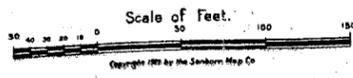
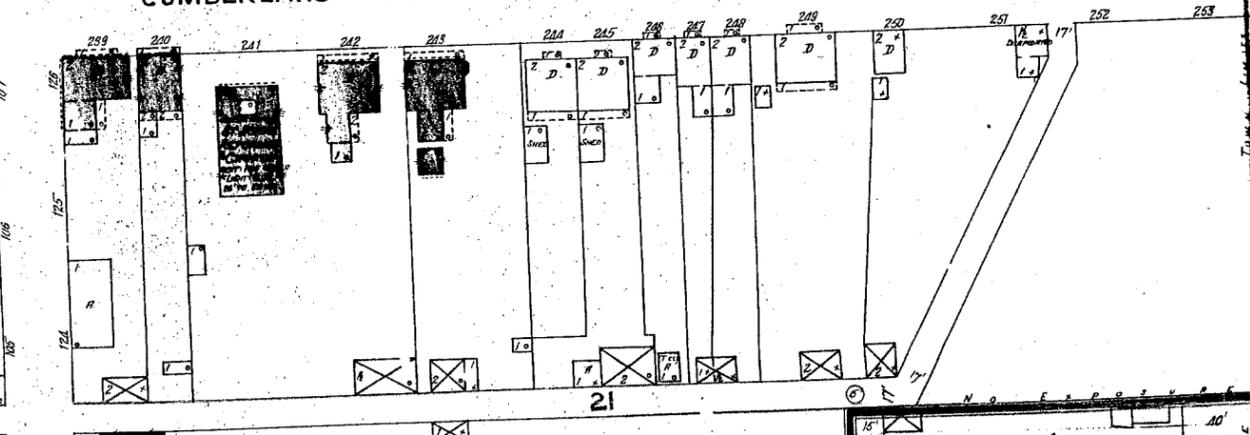
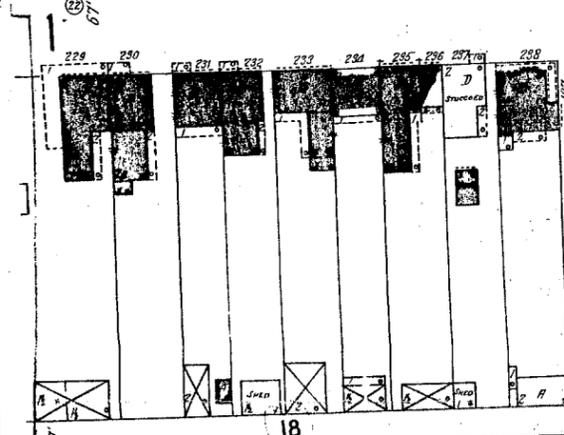


TOWN LIMITS NO. EXPOSURE

MD. 502



CUMBERLAND OR MAIN (NATIONAL PIKE)



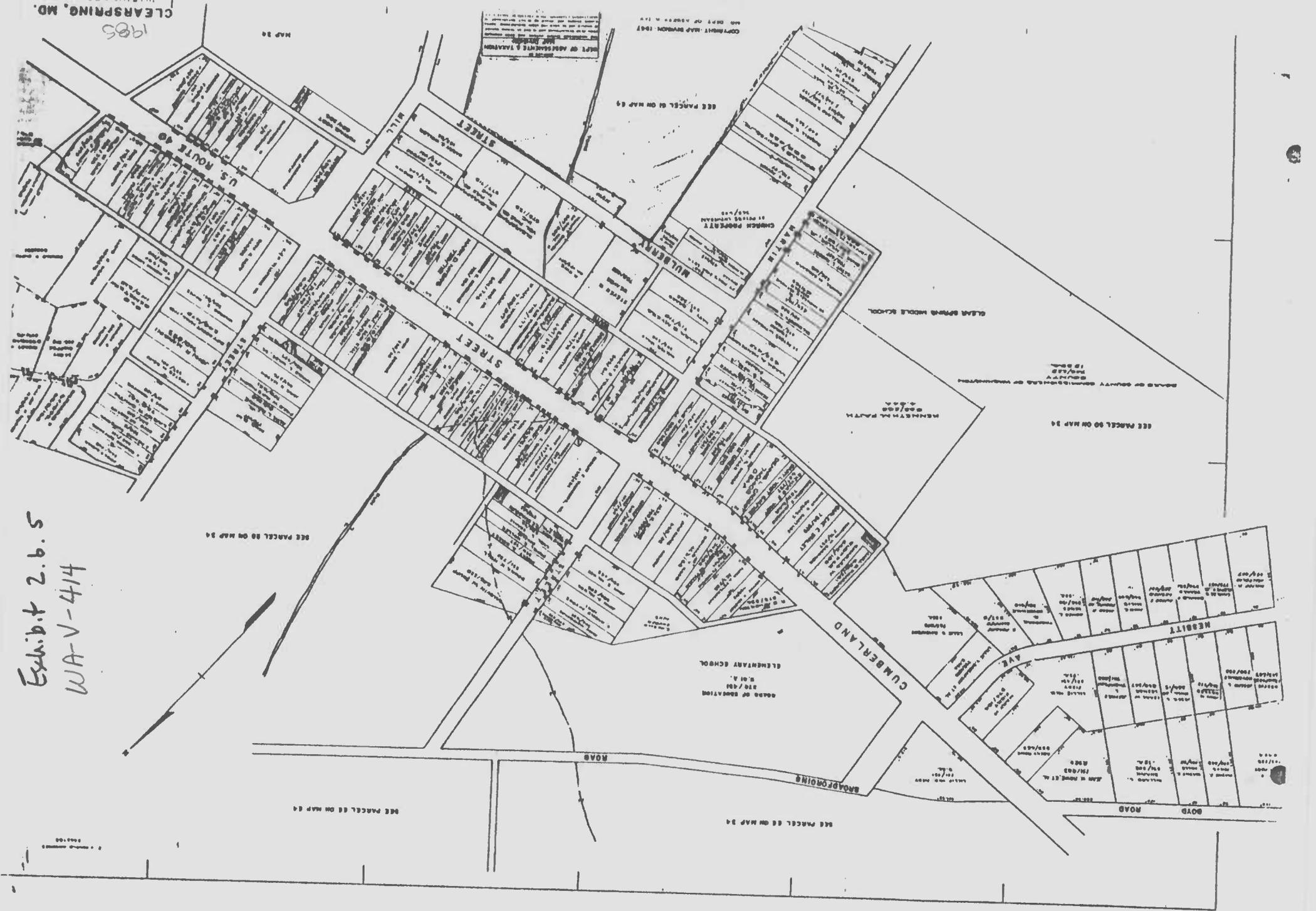
NO EXPOSURE

CAN-V-474

MARTIN

15

Exhibit 2.b.5
WA-V-414



CLEAR SPRING, MD
1985

MAP 34

MAP OF ADJACENT & TAVANON
PLATS

COPYRIGHT MAP DIVISION 1987
MAP DEPT OF ASSTY & PLANING

SEE PARCEL 81 ON MAP 34

COMMON PROPERTY
AT PLEAS CAMPBELL
1897-88

CLEAR SPRING MIDDLE SCHOOL

BOYD ROAD
1898
DEPT OF ASSTY & PLANING

SEE PARCEL 90 ON MAP 34

SEE PARCEL 88 ON MAP 34

BOYD ROAD
1898
DEPT OF ASSTY & PLANING

SEE PARCEL 88 ON MAP 34

SEE PARCEL 88 ON MAP 34

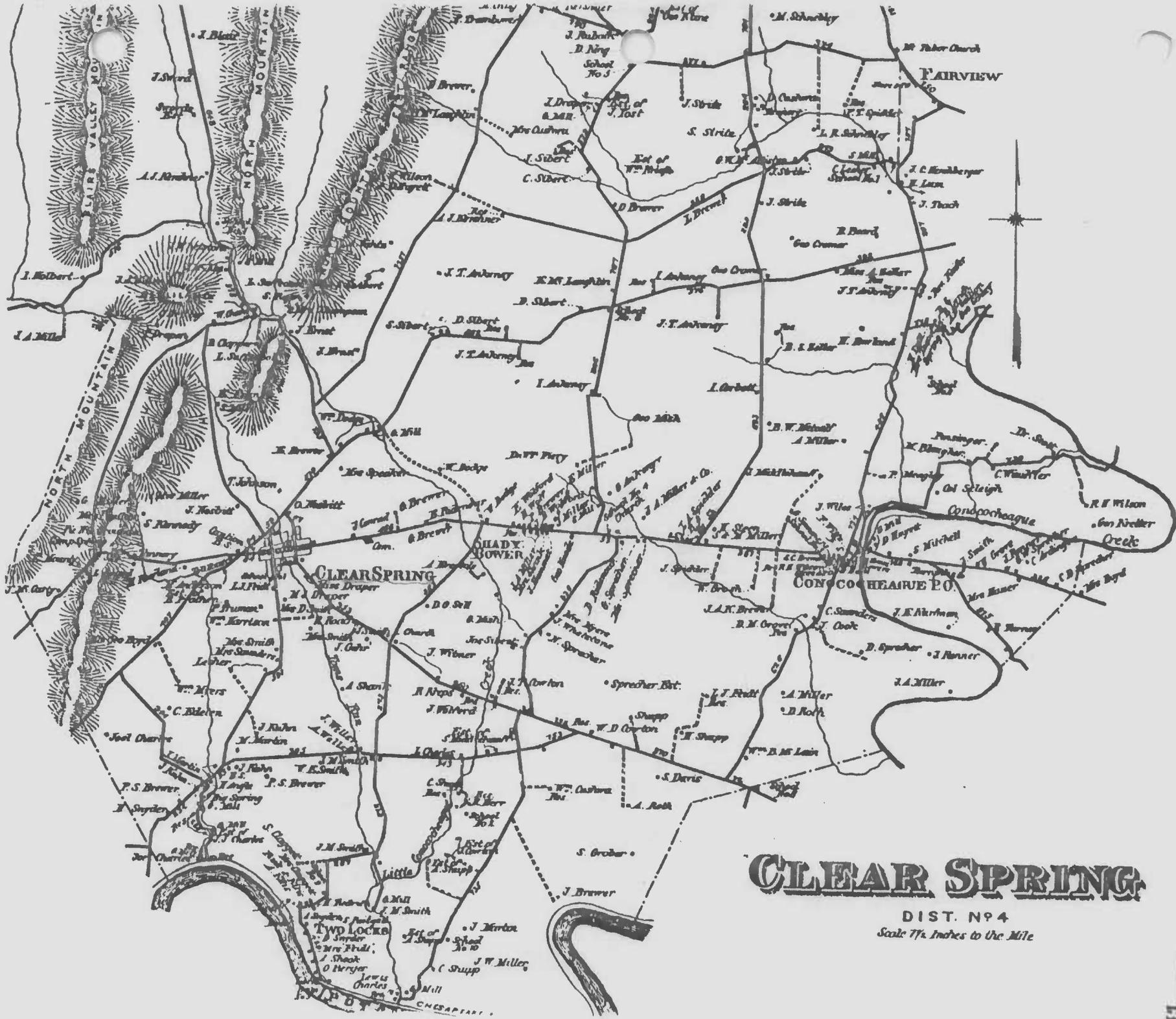
SEE PARCEL 88 ON MAP 34



CLEAR SPRING BUSINESS REFERENCES.

- S. M. Reitzell, Dealer in Dry Goods, Notions, Hats, Caps, Boots, Shoes, &c.
- John Fellinger, Proprietor of the "FALLMORN HOUSE". We can assure the public they will receive first class accommodations at the above house.
- A. Spellman, Constable in District No. 4.
- G. A. Warner, Boot and Shoe Maker and Dealer in Eastern Work. Shop on Cumberland street.
- Fred. H. Lathet, Manufacturer of Saddles, Bridles, Harness, Collars, &c.
- John S. Edelen, Dealer in Dry Goods, Notions, Hats, Caps, Boots, Shoes, Groceries, Hardware, &c.
- Daniel Mason, Dealer in Confectioneries, Fancy Candles, Toys, Tobacco, Cigars, Pocket Cutlery, Oysters, & Ice Cream in season.
- J. Loos & Son, Dealers in Dry Goods, Notions, Hats, Caps, Boots, Shoes, Queensware, Groceries, Hardware, &c.
- Joel Charles, Proprietor of "Big Spring Mills."
- Benjamin F. Charles, Manager of "Big Spring Mills" and Dealer in Flour, Feed, Grain, &c.
- F. C. Doyle, Physician and Surgeon, office at Drug store on Cumberland street.
- Lewis Charles, Proprietor of "Clear Spring Flour Mills," and Dealer in Grain of all kinds.
- L. I. Feidt, Dealer in all kinds of Grain and Hay, Two Locks.
- Smith & Brother, Dealer in Dry Goods, Hats, Caps, Boots, Shoes, and everything usually kept in a first class country store. Store at Four Locks.
- E. Frantz, Manufacturer and Dealer in all kinds of Fashionable Furniture. Also, Undertaker.
- R. H. Wilson & Son, Dealers in Dry Goods, Groceries, Hardware, Table and Pocket Cutlery, Drug Medicines, Palats, Oils, Dried Fruits, Garden Seeds, &c.
- G. A. Warner, Manufacturer of Boots and Shoes. Repairing promptly attended to.

Exhibit 2.b. 7
 From 1877 Atlas
 WA-V-414



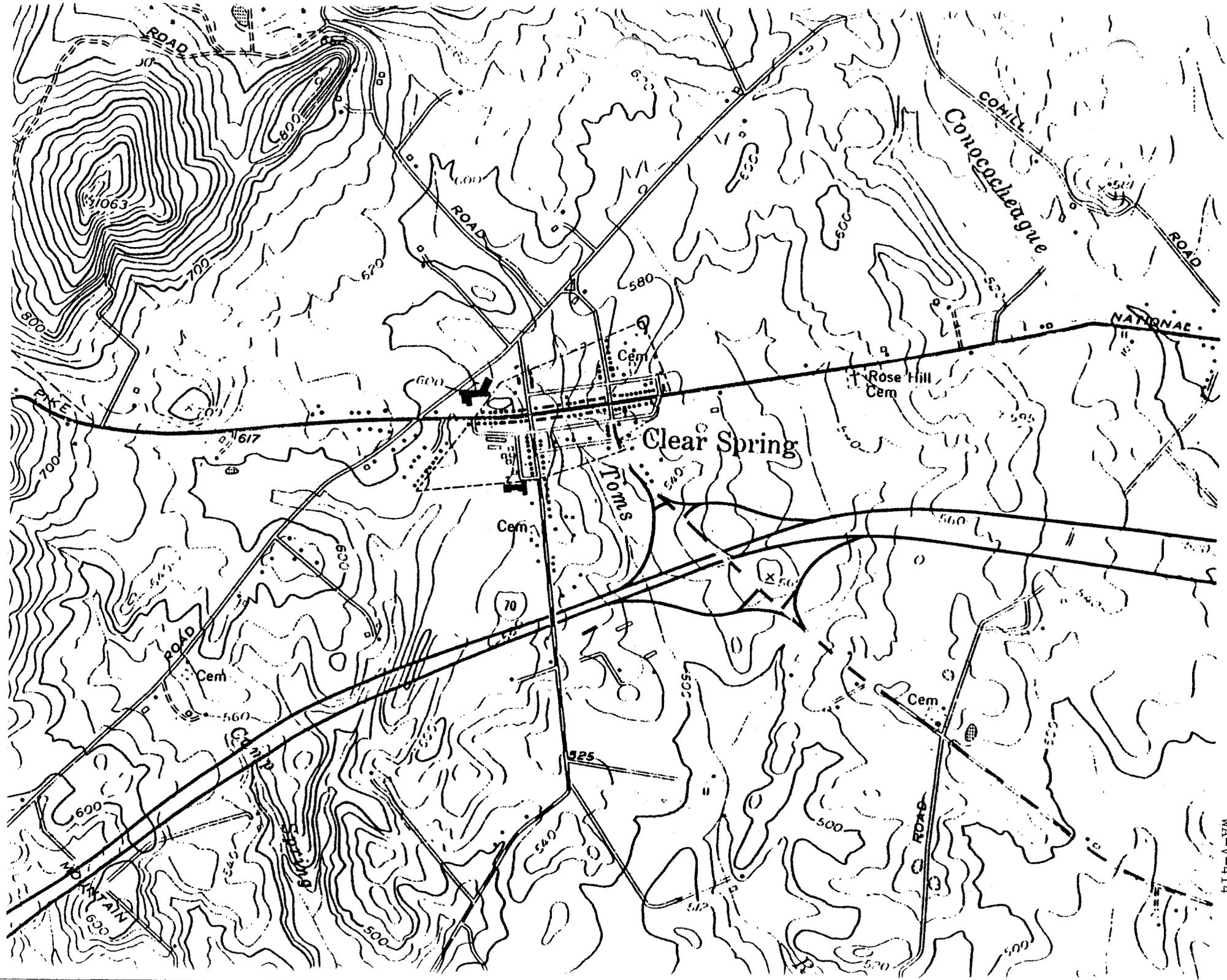
CLEAR SPRING

DIST. N° 94
Scale 7/8 inches to the Mile

Exhibit 2.b. 3
FROM 1877 ACAS
WA-V-414



WA-V-414



WA-V-414

Exhibit 2.b. 2



WA-V-414

5/27/58 1000 21

1000 21

1000 21

1000 21



WA-V-414



WA-V-414



WA-V-414

August 1910, Clear Lake, Wash. Co.,

North side of Clear Lake

1000 ft

1000 ft

1000 ft



WA-V-414

At

... .. - 2

... ..

... ..

...



WA-V-414



WA-V-414

1911

1912

1913

1914

1915

1916