

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Vliet Property Inventory Number: CH-813

Address: 5695A Washington Avenue City: La Plata Zip Code: 20646

County: Charles USGS Topographic Map: La Plata

Owner: Mark and Alison Vliet Is the property being evaluated a district? ___yes

Tax Parcel Number: 452 Tax Map Number: 33 Tax Account ID Number: 023509

Project: St. Charles Parkway Extension Agency: _____

Site visit by MHT Staff: No ___yes Name: _____ Date: _____

Is the property located within a historic district? ___yes no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district ___yes	Eligible district ___yes	District Name: _____
Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible ___yes <input checked="" type="checkbox"/> no	

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Documentation on the property/district is presented in:

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

The Vliet property is located on the west side of Washington Avenue in Charles County, Maryland. Development along the moderately busy road is characterized by light industrial, office, and governmental uses along with a small number of residences. A semi-circular gravel drive provides access from Washington Road to the Vliet property, which is recessed from the road. The property consists of a dwelling, a garage, and a storage shed. The property's setting consists of approximately 1.35 acres. Mature trees define the parcel. Low-scale shrubs and bushes are located along the dwelling's foundation.

Dwelling

The ca. 1910, two-story, wood-frame dwelling is oriented east. The principal block rests on a poured-concrete foundation. Basement access is through a bulkhead located on the north elevation.

The principal block terminates in a gable roof sheathed in asphalt shingles; the roof features a center gable peak. The dwelling is clad in vinyl siding. The building integrates a three-bay-by-one-bay principal block with a two-bay-by-one-bay integral ell. A series of late-twentieth century additions were constructed on the south and west elevations. Generally, windows are one-over-one-light, double-hung, vinyl replacement sash units on the principal block and the ell. A variety of window sizes were employed in the additions. Vinyl blinds define the windows. Semi-circular louvered vents are located in each of the gable

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
_____	_____
<i>Sam Carlino</i> Reviewer, Office of Preservation Services	<u>5/23/05</u> Date
<i>[Signature]</i> Reviewer, NR Program	<u>5/26/05</u> Date

200500912

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ends. A full-width porch extends along the east (front) elevation of the principal block. Ornamentation is restricted to the porch.

The east elevation of the principal block is three bays, with the entrance centered in the elevation. An off-center, interior, brick chimney pierces the ell's roof. A full-width, three-bay porch defines the east elevation. The porch rests on a poured-concrete floor. Turned wood columns with decorative brackets support the porch's hipped roof. A center gable is located in the center gable of the porch and the principal block. Vinyl, fish scale siding is employed in both center gables. A single-light, replacement transom window and two, three-light sidelights define the entrance. The door consists of a six-panel vinyl replacement. A one-light lunette window is located in the gable of the principal block. A window is located in the second floor of the principal block of the south elevation. Windows on the north elevation consist of one, one-over-one-light, double-hung, vinyl-sash units at the first and second floor of the principal block

First and second floor windows on the ell's south, west, and north elevations consist of two, one-over-one-light, double-hung, vinyl-sash windows of different sizes. The windows on the first floor of the ell's north elevation consist of paired, one-over-one-light, double-hung, vinyl-sash windows.

A single-story, gable-roof addition was constructed on the south elevation of the principal block of the dwelling. The addition rests on a poured concrete foundation. Paired, one-over-one-light, double-hung, vinyl-sash windows are centered in the east elevation. A one-over-one-light, double-hung, vinyl-sash window is located on the addition's south elevation. Two, one-over-one-light, double-hung, vinyl-sash windows of different sizes are located on the addition's west (rear) elevation.

Three additions were constructed where the ell joins the principal block. Two, single-story, hipped-roof additions were constructed at the first floor and rest on poured-concrete foundations. A single-story addition also was constructed at the second floor, where the ell intersects the principal block. The roofs of all three additions are sheathed in asphalt shingles. One-over-one-light, double-hung, vinyl-sash windows of various sizes and a two-panel, nine-light metal door characterize the first-floor additions.

According to the current property owner, the previous owners completely redesigned the building's interior (Vliet, personal communication, 9 March 2005).

Garage

A mid-twentieth century, single-story, concrete-block garage is located northwest of the dwelling. The south-facing rectangular building terminates in a gable roof sheathed in asphalt shingles. Wood clapboard siding is found in each gable end. An overhead, six-light, multi-paneled, wood garage door is located in the west end of the south elevation. A two-panel, three-light, wood pedestrian door is found on the east elevation. An exterior, concrete block chimney is found on the north elevation. Louvered vents are found on the south, north, and west elevations.

Shed

A late-twentieth century, wood-frame shed is located north of the dwelling and to the east of the garage. The single-story square building terminates in a pyramidal roof sheathed in decorative pressed tin. The building is clad in wood, German lap siding. A fifteen-light wood door is centered in the south elevation. A two-over-two-light, double-hung, wood-sash window is found on the east elevation.

Property history

The property was owned by William H. Wenk between 1895 and 1936. In his 1932 will, Wenk conveyed to his wife, Elsie, "the dwelling house recently erected by me, and in which I now reside" (Charles County Wills 1932 GAW 21:394). A review of the 1892 edition of the U.S. Geological Survey (USGS) map completed in 1890 does not depict any buildings in the vicinity of the property or any buildings along the stretch of road from just north of La Plata to Youngs Switch. The 1913 edition of the culture revised 1900 and 1911 USGS map depicts a building on the west side of Washington Avenue. Map research, the architectural style of the dwelling, and deed research suggest that the dwelling was constructed during the first quarter of the twentieth century.

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Census records indicate that William H. Wenk was a farmer who owned his farm. In 1897, a local newspaper reported that he had finished sowing his wheat crop in October 1897 (Wearmouth 1999:213).

Elsie Wenk received 22½ acres as a bequest from her husband, William H. Wenk in 1932 (Charles County Land Records 1932 GAW 21:394). The will specified that their son, William A. Wenk, was to receive the property upon her death; William conveyed his interest to his mother in 1936 (Charles County Land Records 1936 WMA 63:608). William received the land upon his mother's death. In 1967, William A. Wenk conveyed to Alberta M. Bair the 1.352-acre portion of the property that contains the current buildings (Charles County Land Records 1967 PCM 187:514). That parcel remained in the Bair family until it was conveyed to Dominic Francis and Carol Kristine Zaccarelli in 1986 (Charles County Land Records 1986 1259:413). It was conveyed to Universal American Mortgage Corporation in 1993 (Charles County Land Records 1993 1869:165) and to Cheri Vi Burch in 1995 (Charles County Land Records 1995 2094:190). The current owners, Mark and Alison Vliet, obtained the property in 2004 (Charles County Land Records 2004 4746:632). Census records are unavailable for the period after the house transferred out of Wenk ownership.

Early Twentieth Century Domestic Architecture

The Vliet farmhouse is an example of the folk Victorian-period architectural style. Simplified ornamentation applied to simple folk house forms characterizes the style. Ornamentation usually evokes Italianate or Queen Anne decorative detailing. Decorative elements generally are found at the cornice line and the porch. The Vliet farmhouse employs Queen Anne stylistic elements. Such elements can be found in the turned columns at the porch and the fish scale siding in the front gables. Folk Victorian period design has been distinguished from high-style architectural design of the period in its emphasis on ornamentation applied to simple buildings of regular scale, mass, and proportion. The integration of plan, irregular massing, and attenuated scale generally associated with high style architecture of the period generally is absent in folk forms (McAlester 1988:309, 310).

The three-bay, two-story, center-passage dwelling with a decorative center gable was popular in Charles County between 1865 and 1920. Generally, dwellings of this type were single-pile deep with a hipped-roof, full-width porch (Currey 2001:19). Ells forming a T or L-plan were common (Currey 2001:19). These modest dwellings employed minimum Victorian-period ornamentation (Currey 2001:19). The Vliet farmhouse is representative of Charles County domestic architecture.

Thematic Context: Regional Agricultural Practices during the Nineteenth and Twentieth Centuries

Charles County has remained rural well into the twentieth century. Tobacco was Charles County's dominant agricultural product from the colonial period through the twentieth century. The Civil War and the abolition of slavery impacted the economy of Charles County well into the twentieth century. Farm production shifted from prosperous plantations to smaller owner-occupied or tenant farms as a result of the social restructuring that occurred after the Civil War. The architecture of the period reflects the depressed economy in the number of modest vernacular dwellings lacking architectural elaboration.

Between 1870 and 1930, Charles County experienced minimal economic and population growth. From 1870 to 1930, the population fluctuated between 15,000 and 18,500 residents. Census records document an overall decrease in agricultural land in the county. At the same time, however, there was an increase in the number of farms, but a decrease in average farm size. In 1880, 83 per cent of the county's land was in agriculture. This was the highest percentage of agricultural land between 1860 and 1930. By 1930, 69 per cent of Charles County was devoted to agriculture. In 1870, 493 farms were reported in Charles County; the average farm comprised approximately 342 acres. By 1930, 1,507 farms with an average size of 136 acres were reported in the census (Wesler et al. 1981:130-136).

Tobacco production decreased in the years following the Civil War. Production did not increase until the end of nineteenth century. The amount of tobacco reported as grown in 1880 and 1900 rebounded to over 5 million pounds. Although more pounds of tobacco were grown during the last decades of the nineteenth century, the price of tobacco remained depressed. In 1910 and in 1920, over 3 million pounds of tobacco were raised. In 1930, over 4.2 million pounds of tobacco were raised and the price of tobacco increased to make tobacco growing profitable (Wesler et al. 1981; Bowie 1947). Between 1900 and 1930, Charles County's tobacco output represented between 19 and 22 per cent of tobacco grown in the state of Maryland.

Between 1900 and 1930, agricultural diversification in Charles County remained minimal. The recorded value of slaughtered animals, dairy products, and orchard products remained under \$100,000 throughout this period. The value of poultry spiked at

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over \$115,000 in 1920, but dropped to below \$63,000 in 1930. Between 1900 and 1930, wheat production fluctuated. Wheat and corn were the most common grains grown in the county, with wheat representing between 19 and 25 per cent of the total grain production. However, the overall production of grains was relatively low in Charles County, representing less than two per cent of agricultural production (Wesler et al. 1981:136).

Land in agricultural use began to decline following World War II. By 1950, the amount of county land in agriculture continued to decrease. By 1958, 70 percent of the land area of Charles County was timbered, and timber products ranked second to tobacco for farm incomes (Klaphthor and Brown 1958:161). The 1950 census recorded 1,576 farms in the county. In 2002, 418 farms were operated in Charles County, occupying 52,000 acres (U.S. Agricultural Census 2002).

Currently, Charles County is changing rapidly from a rural to suburban environment. Farmers comprise only a small minority of the county's population, and relatively few late-nineteenth or early-twentieth century family farmsteads remain intact in the region. Although the number of residents earning their income from agriculture dropped from 32 per cent in 1940 to 3 per cent in 1970 (Camp 1977:49), Charles County remained the second highest tobacco-producing county in the state during the 1980s (Baltimore Sun 1988:19).

Evaluation

The Vliet property is an example of an early twentieth century vernacular house that has been modified since its construction. While suggesting general trends in domestic construction in Charles County during the period, the house does not retain integrity or possess the characteristics necessary to embody a type, period, or method of construction. The complex of buildings including the ca. 1910 dwelling, the mid-twentieth century garage, and the late-twentieth century shed, does not represent an event important to local, state, or national history (Criterion A). Research to date has not yielded information regarding an association with a person significant in the past (Criterion B). Although the dwelling retains some characteristics of Victorian-era folk design, the building has undergone significant alteration, including the replacement of all windows; the construction of several additions that have altered the building's footprint; the installation of vinyl siding; and the gutting of the interior. These alterations have diminished the building's historic appearance and integrity. In addition, the collection of outbuildings does not embody the distinctive characteristics of a type, period, or method of construction of buildings constructed during the mid- and late-twentieth centuries (Criterion C). The property was not evaluated for its potential to yield information important to prehistory or history (Criterion D).

Works Cited

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1988 *Maryland Business Almanac*. The Baltimore Sun Company, Baltimore, Maryland.

Bowie, Effie Gwynn

1947 *Across the Years in Prince George's County*. Genealogical Publishing Co., Inc., Baltimore, Maryland.

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1977 *Modernization: Threat to Community Politics, Political Intermediaries in Charles County, Maryland*. Ph.D. dissertation, The Johns Hopkins University, Baltimore, Maryland.

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Currey, Cathy

2001 *Final Survey Report. Phase II, Charles County Historic Sites Survey*. Prepared for the Charles County Department of Planning & Growth Management. La Plata, Maryland.

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McAlester, Virginia and Lee

1988 *A Field Guide to American Houses*. Alfred A. Knopf, New York, New York.

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United States Department of Agriculture

n.d. "2002 Census of Agriculture County Profile, Charles, Maryland". Available from
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Vliet, Alison

2005 Personal communication. 9 March.

Wearmouth, John M.

1988 *La Plata Maryland, 1888-1988, 100 Years the Heart of Charles County*. Town of La Plata, Maryland.

Wesler, Kit, Dennis J. Pogue, Alvin H. Luckenbach, Gordon J. Fine, Patricia A. Sternheimer, and E. Glyn Ferguson

1981 *The M/DOT Archeological Resources Survey, Volume 2: Western Shore*. Prepared for the Maryland Department of Transportation and Maryland Board of Public Works

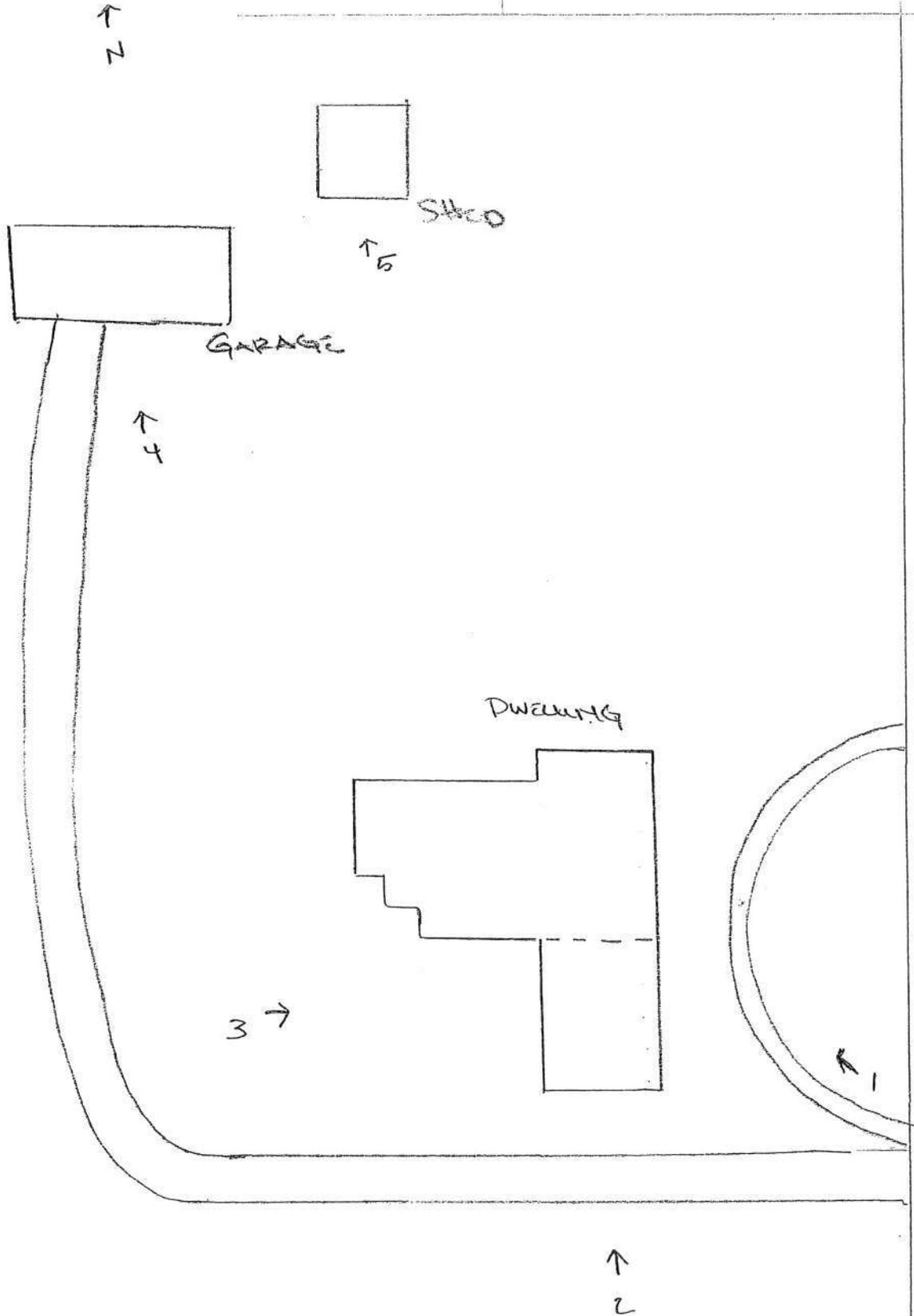
Kirsten Peeler, Kathryn Dixon,
and Chris Heidenrich
R. Christopher Goodwin & Assoc.
Inc.,
241 East Fourth Street
Frederick, Maryland

Prepared by:

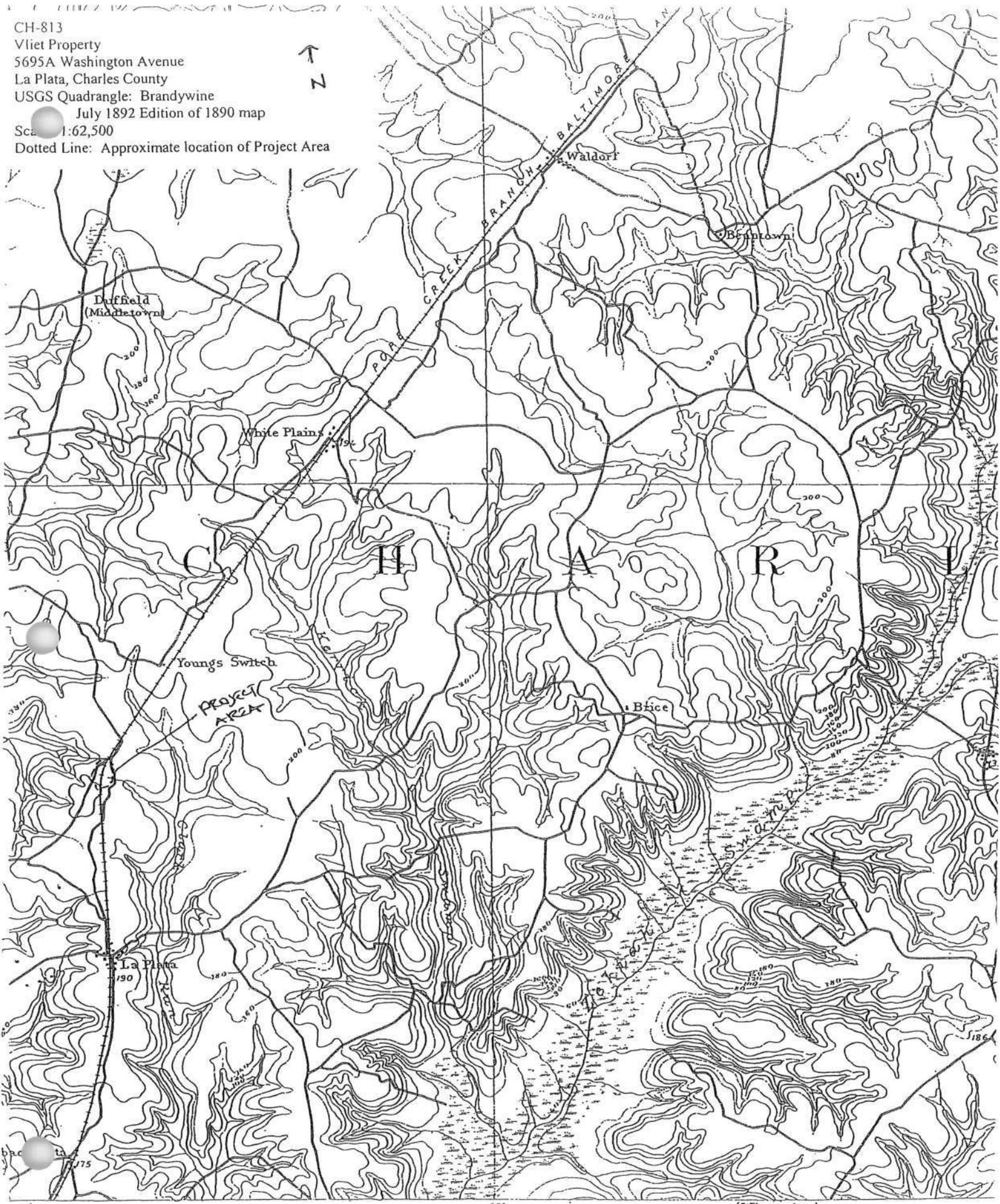
Date Prepared: 21 March 2005

CH-813
Vliet Property
5695A Washington Avenue
La Plata, Charles County
Resource Sketch Map
Drawn by: K. Peeler
Not to Scale

No. 5505
Engineer's Computation Pad

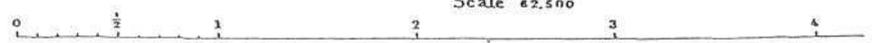


CH-813
 Vliet Property
 5695A Washington Avenue
 La Plata, Charles County
 USGS Quadrangle: Brandywine
 July 1892 Edition of 1890 map
 Scale: 1:62,500
 Dotted Line: Approximate location of Project Area



Chief Topographer.
 Chief Geographer in charge.
 by A.E. Murlin.
 in 1890.

U. S. G. S.
 BRANDYWINE



(Wicomico)

Scale 1:62,500

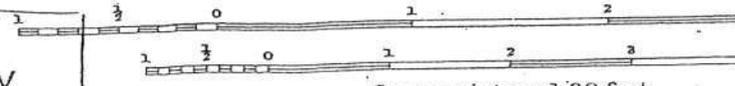
Contour Interval 20 feet
 Datum is mean Sea level

CH-813
 Vliet Property
 5695A Washington Avenue
 La Plata, Charles County
 USGS Quadrangle: Brandywine
 Feb. 1913 (Reprinted 1932) Edition of 1890 map
 Scale: 1:62,500



Henry Gannett, Chief Topographer.
 Gilbert Thompson, Chief Geographer in charge.
 Topography by A. E. Murlin in 1890.
 Culture revised in 1900 and 1911, in cooperation
 with the State of Maryland, by J. D. Forster, J. M. Harris,
 C. D. Clarkson, and R. L. Harrison.

U. S. G. S.
FILE COPY
 Inspection and Editing.



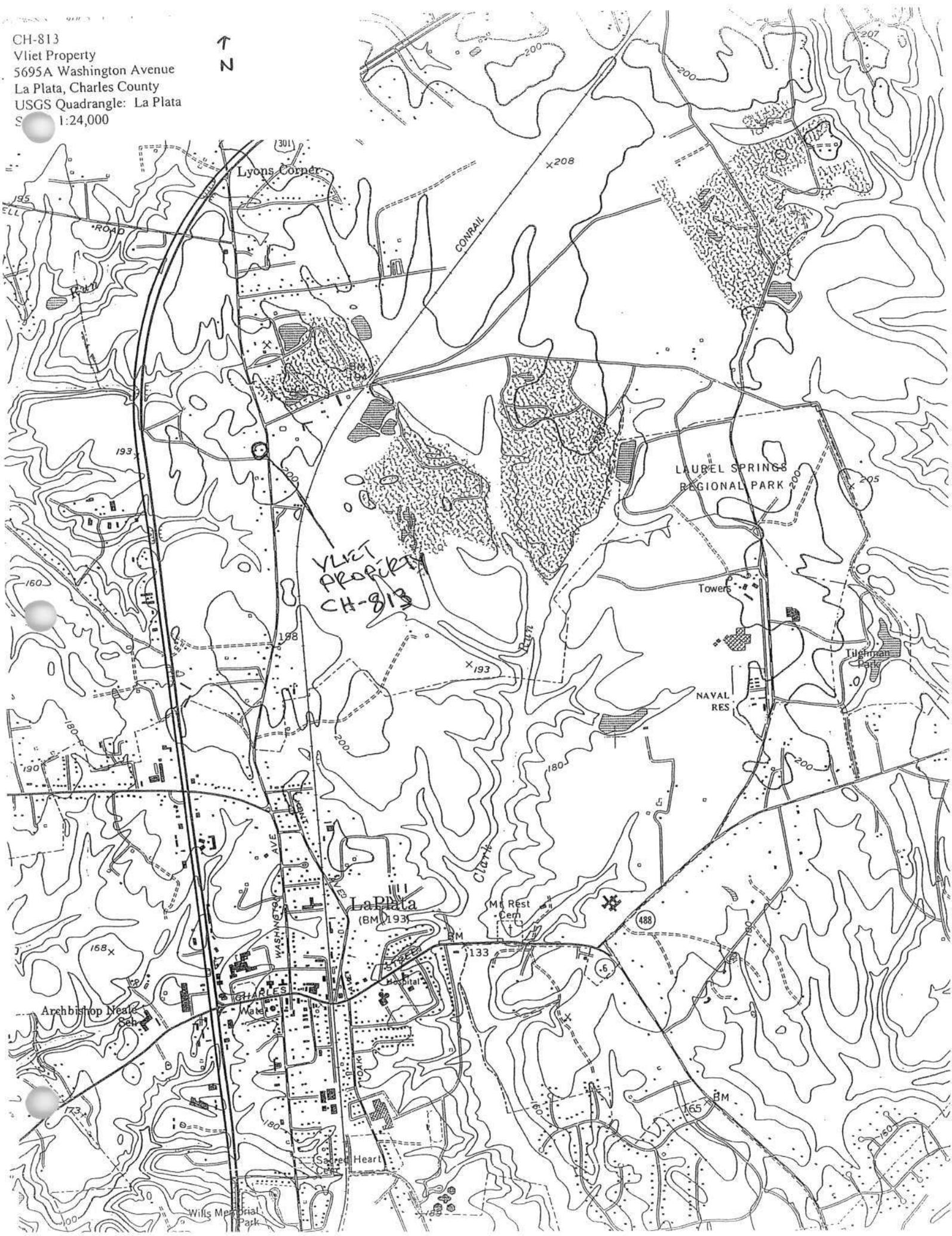
Contour interval 20 feet.
 Datum is mean sea level.

ENGRAVED OCT. 1912 BY U.S.G.S.

55'

(Woomioo)
 Scale 62500

CH-813
Vliet Property
5695A Washington Avenue
La Plata, Charles County
USGS Quadrangle: La Plata
Scale: 1:24,000



VLIET
PROPERTY
CH-813

Lyons Corner

LAUREL SPRINGS
REGIONAL PARK

Towers

NAVAL RES

La Plata
(BM 193)

Mt Rest
Cem

Archbishop Neale
Sch

Water

Hospital

Heart

Wills Memorial
Park

CONRAIL

x208

x193

488

6

BM 165

207

200

205

193

160

198

180

190

168x

173

100

180

180

133

160

150



KIMM - CH - 813

VLIET PROPERTY

CHARLES COUNTY, MARYLAND

K. DIXON

MARCH 2015

MO SAND

DUNELLING, E 2217

1 of 5



MINDA H CH-813

VLIET PROPERTY

CHARLES COUNTY, MARYLAND

K. D. DIXON

MARCH 2005

MD 9A90

DWELLING, SEVEN

2 OF 5



MIAMI A CH-813

YLIET PROPERTY

CHARLES COUNTY, MARYLAND

K. D. DUNN

MARCH 2005

HD 9400

DUNN, W. C. L. E. T.

3 of 5



MD SAPO N CH-813

W/LET PROPERTY

CHARLES COUNTY, MARYLAND

K. DRYDEN

MARCOZ 2005

MD SAPO

GARAGE, S ELY

4 OF 5



MINDIE CH-813
VLTZ PROPERTY

CHARLES COUNTY MARYLAND

W/DYON

MAR 2005

MD 5050
CHED, S ELEV.

S 1 F 5

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

Property Name: _____ Inventory Number: ~~H-0044~~ CH-813

Address: ~~5985~~ ⁵⁶⁹⁵ Washington Avenue, Charles County - in the vicinity of La Plata

Owner: Burch, Cheri VI

Tax Parcel Number: 452 Tax Map Number: 33

Project MD 301 Agency State Highway Administration (SHA)

Site visit by SHA Staff: no yes Name: _____ Date: _____

Eligibility recommended Eligibility **not** recommended

Criteria A B C D Considerations: A B C D E F G None

Is property located within a historic district?: no yes Name of District: _____

Is district listed?: no yes

Documentation on the property/district is presented in: Project Review and Compliance Files

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

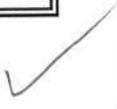
~~5985~~ ⁵⁶⁹⁵ Washington Avenue is a two-story, three-bay I-house with a one-story side addition. The house is covered with a side gable roof with a cross gable dormer centered above the main entrance. The one-story, full-width porch is supported by turned wood posts with decorative brackets. The porch is covered by a half-hipped roof with a central cross gable. Both cross gables are articulated with fishscale shingles.

Charles County's late 19th- and early 20th-century history is dominated by industrial and urban development. The greatest impact upon community growth came from the railroad. The completion of the Baltimore and Potomac Railroad's (B&P) mainline from Bowie in Prince George's County to Pope's Creek in Charles County in 1872 prompted local entrepreneurs to establish stores and other commercial facilities near the railroad stations. The B&P Railroad's La Plata station still stands at the intersection of the rail line with Charles Street.

As La Plata grew, Charles County citizens lobbied to have the county seat moved from Port Tobacco to La Plata. La Plata became the county seat of Charles County's government in 1895 and a new courthouse was erected in

Prepared by EHT Tracerics, Inc.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Eligibility not recommended Consideration <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, NR Program	_____ Date



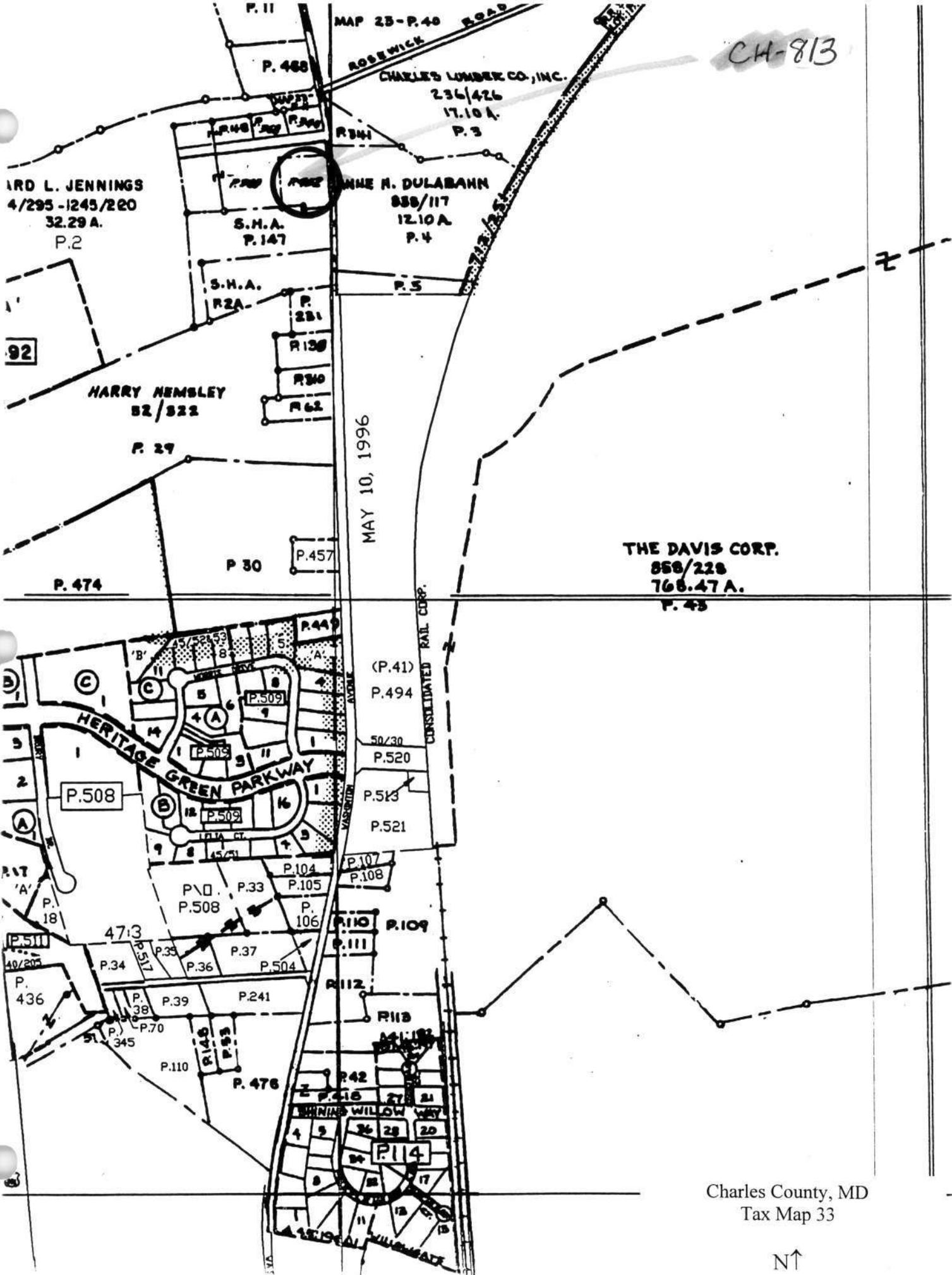
Page 2

1896.

Towards the end of the first quarter of the 20th century, road improvements and developments also contributed to La Plata's community evolution. In particular, the Robert Crain Highway, later expanded as part of U.S. 301, attracted new development to older communities along its corridor. Crain Highway brought commercial development on La Plata's west side and contributed to the Charles County seat's overall growth in the 1920s and 1930s.

Built circa 1890, this I-house with Queen Anne ornament is not eligible for the National Register. While it is an earlier example of the residential development north of La Plata, this resource lacks significance related to events, persons, or architecture. Criterion D, information potential, was not assessed for this study.

CH-813



Charles County, MD
Tax Map 33





~~ARCH~~ CH-813

5695 Washington Avenue
Charles County, MD

Traceries

June 1999

MD SHPO

View looking west

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