MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Emery/Hartman House Inventory Number: WO-553

Address: 107 Caroline Street Historic district: ___ yes X no

City: Ocean City Zip Code: 21842 County: Worcester

USGS Quadrangle(s): Ocean City

Property Owner: Lynda J. Emery and Kristina J. Hartman Tax Account ID Number: 2410028124

Tax Map Parcel Number(s): 2598 Tax Map Number: 110

Project: Bridge No. 2300700, US 50 over Sinepuxent Bay Agency: MSHA

Agency Prepared By: KCI Technologies, Inc .

Preparer's Name: Gail Lin Walls Date Prepared: 4/6/2005

Documentation is presented in: Ocean City Survey District (WO - 412)

Preparer's Eligibility Recommendation: X Eligibility recommended ___ Eligibility not recommended

Criteria: ___A ___B X C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: Ocean City Survey District

Inventory Number: WO - 412 Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes X no Name: ___ Date: ___

Description of Property and Justification: *(Please attach map and photo)*

The Emery/Hartman House, located at 107 Caroline Street, was constructed in 1925 as a part of the Caroline Boarding House. According to research, Ocean City in the late-nineteenth and early-twentieth century witnessed a construction boom to accommodate the tourist industry as well as the burgeoning year-round populace.

Although once associated with the Caroline Boarding House, the main building and office no longer remain. The Emery/Hartman House has lost its historic association (Criterion A). The dwelling is not associated with any person of local, regional or national significance (Criterion B). The Emery/Hartman House is recommended as eligible for listing in the National Register of Historic Places for its architecture as an example of an Arts and Crafts influenced dwelling (Criterion C). Except for replacement roof shingles, the building retains its integrity of materials, design and workmanship. The dwelling retains many of the features such as the wood shingles, exposed rafters, brackets and full-width porch that tie the building to its date of significance. It remains in its original location, and although several condominium apartments have been constructed within the vicinity of the building, they have not completely encompassed the property. Finally, the structure does not appear to posses the potential for additional significant historic information (Criterion D).

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X **Eligibility not recommended** ___

Criteria: X A ___B X C ___D **Considerations:** ___A ___B ___C ___D ___E ___F ___G

MHT Comments: Associated with early resort development in Ocean City; representative example of its type.

Jim Talhamer ✓ 6/12/07
Reviewer, Office of Preservation Services **Date**

[illegible] 6/19/07
Reviewer, National Register Program **Date**

200701406

Emery-Hartman House
WO-553
107 Caroline Street
Ocean City
Date of Construction: 1925
Access: Private

The Emery-Hartman House is located at 107 Caroline Street approximately half-way between the Sinepuxent Bay (on its west side) and the Atlantic Ocean to its east. The dwelling is a two-and-a-half story, Arts and Crafts-inspired structure built in 1925. It is located within the Ocean City Survey District (WO-412). Other residential buildings that now primarily serve as rentals surround the dwelling; however, the Emery-Hartman House appears to be a single, residential dwelling. The lot is approximately 3,750 square feet.

The frame dwelling is clad in wood shingles, has a front-gable roof with exposed rafters and brackets. A concrete-deck porch with a wooden balustrade extends the width of the main elevation. Stone piers support a second-story balcony that is accessed by a wooden stairwell with a wooden banister.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WO-553

1. Name of Property (indicate preferred name)

historic	Emery-Hartman House
other	Lynda J. Emery and Kristina J. Hartman House

2. Location

street and number	107 Caroline Street	__	not for publication
city, town	Ocean City	__	vicinity
county	Worcester		

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

name	Lynda J. Emery and Kristina J. Hartman				
street and number	217 Tulip Drive			telephone	unknown
city, town	Richmond	state	KY	zip code	40475-3045

4. Location of Legal Description

courthouse, registry of deeds, etc.	Worcester County, Assessor's Office			liber	folio
city, town	Snowhill	tax map 110	tax parcel	15-2598	tax ID number 2410028124

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
_____public
__X__private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
__X__domestic
_____education
_____funerary
_____government
_____health care
_____industry
_____landscape
_____recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
__1__	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of Contributing Resources previously listed in the Inventory
__0__

7. Description

Inventory No. WO-553

Condition

X excellent ___ deteriorated
___ good ___ ruins
___ fair ___ altered

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

The Emery-Hartman House is located along the south side of Caroline Street approximately half-way between the Sinepuxent Bay on the west and the Atlantic Ocean on the east. It is located within the Ocean City Survey District (WO-412). Other residential buildings that now primarily serve as rentals surround the dwelling; however, the Emery-Hartman House appears to be a single residential dwelling. The lot is approximately 3,750 square feet.

The Emery-Hartman House is a two-and-a-half story, craftsman constructed in 1925 according to tax records. The frame dwelling is clad in wood shingles and sits on an elevated, pressed concrete foundation that makes the first story. The front-gable roof is covered with asphalt shingles and has exposed rafters and brackets; two brick chimneys are located along the ridgeline.

The windows on the north elevation are primarily paired, one-over-one, double-hung sash except for one, single, one-over-one, double-hung sash window on the first floor. A wood door protected with wood-framed, storm doors lead into each the first and second stories. A concrete-deck porch with a wooden balustrade extends the width of the main elevation. Stone piers support a second-story balcony. The balcony is comprised of a half-wall clad in the same wood shingles with square columns supporting a semi-hipped roof. The porch roof possesses the same exposed rafters. A wooden stairwell with a wooden banister located at the northeast corner of the house leads to the balcony.

The first story windows on the east elevation are single, one-over-one, double-hung sash and are located in the foundation. The east elevations' second floor has a central bump-out with a one-over-one, double-hung sash window flanked by narrow, one-over-one, double-hung windows. The wood shingle clad shed dormer has three, one-over-one, double-hung sash windows.

The west elevation possesses a shed dormer as well as single, one-over-one, double-hung sash windows. An addition has been constructed off of the south elevation. A wood door with a leads into the first floor of the east elevation of this addition. The remainder of the rear (south) elevation was not accessible due to a fence.

8. Significance

Inventory No. WO-553

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	X architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce	__ ethnic heritage	__ law	__ science
	__ communications	__ exploration/ settlement	__ literature	__ social history
	__ community planning		__ maritime history	__ transportation
	__ conservation		__ military	__ other: ____

Specific dates 1925 **Architect/Builder** Unknown

Construction dates

Evaluation for:

__X__ National Register _____Maryland Register _____not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Rise of Ocean City as a Resort

Located within a popular tourist destination, the Emery-Hartman House, located at 107 Caroline Street, was constructed in 1925 as a part of the Caroline Boarding House. According to research, Ocean City in the late-nineteenth and early-twentieth century witnessed a construction boom to help accommodate the tourist industry as well as the burgeoning year-round populace. Although once associated with the Caroline Boarding House, the main building and office no longer remain. The Emery-Hartman House has lost its historic association (Criterion A). The dwelling is not associated with any person of local, regional, or national significance (Criterion B). The Emery-Hartman House is recommended eligible for listing in the National Register of Historic Places for its architecture as an example of a craftsman dwelling (Criterion C). Except for replacement roof shingles, the building retains it integrity of materials, design and workmanship. The dwelling retains many of its original features such as the wood shingles, exposed rafters, brackets, and full-width porch that tie it to its date of significance. It remains in its original location, and, although, several condominium apartments have been constructed within the vicinity of the building, they have not completely encompassed the property. Finally, it does not appear to possess the potential for additional significant historical information (Criterion D).

Ocean City, Maryland evolved from a desolate area to a booming resort community in the late-nineteenth century. Prior to the first hotel being built the area was home to fewer than ten families at any given time, and at times was completely uninhabited. Few people saw the potential of the small area along the shore and it wasn't until the early twentieth century that Ocean City saw a real upswing in commerce and resort traffic. The mid-to late twentieth century proved to be the most influential times for the area, with development and expansions continuing today.

Throughout the mid-nineteenth century little was done to promote the development of a resort on the island. However in 1866 an enterprising farmer on the mainland opened his farmhouse to guests and provided transportation across the Sinepuxent Bay to what later became Ocean City. The farm, known as "Ocean House" became the first "resort" style accommodations; however they were not located on the island itself (Touart 1994: 87).

As the Civil War ended, industry and commerce again began to stabilize. Due to the war southern residents were no longer as willing or able to travel as far north to existing resort areas, such as Cape May New Jersey and Atlantic City New Jersey. Therefore there was a need to establish other resort areas more convenient and closer to the south and whose residents had shared the ideals of the southerners in the war. In addition, the stabilization of the economy prompted more development (Truitt and Les Callete 1977: n.p.).

Multiple accounts of the "first" true resort (i.e. a hotel or cottage) on the island exist and most contradict each other. Newspaper accounts, interviews, and various secondary sources all cite at least three different individuals as owning and operating the first resort on the island. Garnered from these accounts, it appears that four enterprising individuals were working to establish themselves on the island between 1868 and 1869 – an obvious result of the railroad being extended to Berlin.

In 1868 a gentleman named Stephen Taber obtained a patent from the state of Maryland for a large plot of land on the island, including the land that would become Ocean City. Through this patent Taber acquired over 1500 acres of land, including an area that, for no known reason, was titled "Ladies Resort to the Ocean" (Eliassen n.d.: 8). At the same time that Mr. Taber was acquiring land and consolidating his holdings, a group of individuals, led by Colonel Lemuel Showell formed a group called the Atlantic Hotel Company Corporation (Corddry 1991: 15). Colonel Showell and his corporation had decided on a location on the island where they were planning to construct a hotel. The land was located on the tract that Mr. Taber had recently acquired. After approaching Mr. Taber, they reached an agreement to purchase ten acres of land, with the understanding that if they were successful, Mr. Taber would sell them the surrounding 50 acres as well (Corddry 1991: 17).

While the hotel was under development and construction, two other enterprising individuals constructed "resort" style accommodations on the island. The first was Isaac Coffin, who is locally acknowledged as the first to provide accommodations for guests (www.beach-net.com/ochistory.html: accessed on March 20, 2005). He constructed a small cottage where he rented rooms to fisherman and to those trying to escape city life (www.ococean.com/history/html; accessed on March 20, 2005). A second gentleman, Captain James Scott, built a seasonal hotel adjacent to Coffin's. Scott's hotel had rooms for up to forty guests. Visitors came from Philadelphia, Pittsburgh, Wilmington, Baltimore and Washington to stay at both Coffin's and Scott's. In order to get to the island, guests would take the railroad or stagecoach to Snow Hill, Maryland and would then hire liverymen to take them to the Public Landing. Once at the landing a sloop would transport them to the island (Corddry 1991: 13; Bishop 1975: n.p.).

During the construction and growth of these hotels, the owners of the Atlantic Hotel Company Corporation were working to complete their planned hotel. In 1872, three years prior to the hotel being completed, the owners decided to purchase the additional 50 acres of land from Mr. Taber. The 50 acres were subdivided into 250 separate lots (www.beach-net.com/ochistory.html; accessed March 20, 2005). The lots were laid out along a series of north-south avenues and east-west streets. The streets included South Division, Worcester, Wicomico, Somerset, Dorcester, Talbot, and Caroline and the Avenues included Atlantic, Baltimore, Philadelphia, St. Louis (Corddry 1991: 21). This concept of creating an ocean resort on the "wild, white, sandy beaches off of Maryland's coast" was not an idea that was out of keeping with the times. Atlantic City, New Jersey had been incorporated a few years earlier in 1854 and it was a thriving resort community. And Cape May, New Jersey had been in existence as early as 1801 as an ever changing and growing resort (Corddry 1991: 14; Hughes 1801: n.p.)

It was in large part due to the success of both Atlantic City and Cape May that other seaside areas began to develop as resort communities. The general economy of the country was good and investors were looking for ways to expand and increase their profit. In addition, the middle-class continued to become more prosperous and their desire to emulate the upper class created a demand for more vacation destinations.

As the resort community atmosphere continued to expand and develop, there was a need for the development of a community to support the resorts. As additional hotels were constructed, the local population continued to grow. One sign of this growth, and the evolution of a year-round population, was the construction of three churches in the community. The first to be built was the 1878 St. Mary's Star of the Sea Catholic Church which was built on Baltimore Avenue and which is still extant today. The second to be constructed was St. Paul's By the Sea Episcopal Church which was originally located in a small building near the Congress Hall Hotel. A the turn of the century, the church sold their original lot of land and constructed a new building at 3rd Street and Baltimore Avenue, which is the building that is extant today (Corddry 1991: 47). The third church was the Presbyterian Church which began with Sunday School meetings in a saloon building. In 1909 land was donated at Baltimore Avenue and North Division Street and the First Presbyterian Church was constructed (Corddry 1991: 47-48).

Prompted in part by the larger population in Ocean City as well as by the increasing tourism demands, the railroad was finally established to Ocean City in 1881 (www.beach-net.com/ochistory.html; accessed on March 26, 2005). Since this was the only part of

the State of Maryland that fronted onto the Ocean (as opposed to the Bay) the interest in visiting the area continued to grow. With the introduction of the rail line to the city, visitors were able to travel much easier than previously had been possible (www.beach-net.com/ochistory.html; Accessed on March 26, 2005). Despite the continued rise in tourism, as of 1887 there were only ten families in permanent residence in Ocean City (Corddry 1991: 81).

Other developments occurred in the early twentieth century which were mainly for the benefit of the permanent year round residents. In the mid-1880s a Methodist church was constructed. It was later moved in 1919 and subsequently burned in 1962 (it was promptly rebuilt) (Corddry 1991: 47). At the turn of the century the first public elementary school was built on the island. In 1915 the current City Hall building was constructed as a training facility for teachers. Two years later it was sold to Worcester County as the first Ocean City High School (in 1968 it was sold to the city and renovated into the current City Hall). In 1905 the first fire department was organized as an all volunteer group. In 1920 the first firehouse was constructed (Corddry 1991: 51).

The area continued to grow and develop. In 1907 the Fishing Pier was completed. It took three years to build by a group of local residents called The Ocean City Pier and Improvement Company (Corddry 1991: 34). In 1900 the first boardwalk was finished. It became a permanent fixture in 1915 (www.ococean.com/history/html).

A post World War II boom was seen across the country. The middle class continued to evolve, and it became common for families to vacation each year. The ocean, and subsequently Ocean City, became key resort locations. A shift was seen from the traditional hotels, which served meals, to the more cost effective motel which appealed more to the family. During the 1950s and 1970s almost fifty motels were constructed in Ocean City alone (Hayes 1999a: 10).

Other factors also influenced the continued increase in the resort. In 1952 the Chesapeake Bay Bridge (William Preston Lane Jr. Bridge) was opened. In 1964 the Chesapeake Bay Bridge Tunnel opened up the city to visitors from the south (www.beach-net.com/ochistory.html). The same year the Verazzano Bridge, from Virginia was opened. The result was easier access to Ocean City for residents of Baltimore and northern Virginia (Hayes 1999b: 7). The 1970s more than 10,000 condominiums were constructed (www.beach-net.com/ochistory.html; Jordan n.d.: 2).

History of the Emery-Hartman House

The Emery-Hartman House, located at 107 Caroline Street, is a good example of an Arts and Crafts inspired dwelling. The Craftsman style was prevalent between 1905 and 1930 as a counter-movement against the excess ornamentation of High Victorian architecture began by Charles Sumner Greene and Henry Mather Greene from Pasadena, California. This movement turned architecture back to a simplistic, more naturalistic style. Typical features include: a low-pitched gabled roof, exposed rafter details, decorative brackets under the gable, and front porches with columns on square bases. As a style originating in the western United States, vernacular interpretations are more prevalent east of California (McAlester 1993:452; Van Buren 1991:102).

According to the 1897 Sanborn Insurance Map, a two-story, L-shaped dwelling with a one-story, full-length porch off of the main elevation was located along the south side of Caroline Street at lot 20. On the 1921 Sanborn Map, a small office was constructed on lot 21, the future site of the dwelling at 107 Caroline Street. It is unclear at this time as to whether the office served the Hotel Brighton on Talbot Street or the dwelling on lot 20 was now serving as a boarding house. According to the 1929 and 1941 update of the Sanborn Insurance Maps, the Emery-Hartman House was in operation on lot 20. The two-and-one-half story building was now connected to the one-story office building. It is at this time that the house at 107 Caroline appears on the same parcel as the Caroline Boarding House. The two-story house had a concrete block foundation, a two-story, full-width porch, a small one-story room on the southwest corner, and a one-story porch off of the rear (south) elevation. The building now located at 109 Caroline is a modern dwelling constructed circa 1975.

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9. Major Bibliographical References

Inventory No. WO-553

See Section 8

10. Geographical Data

Acreage of surveyed property	3,7500 square feet		
Acreage of historical setting	3,7500 square feet		
Quadrangle name	Ocean City	Quadrangle scale:	1: 24 000

Verbal boundary description and justification

The recommended National Register Boundary for the Emery-Hartman House includes the current tax parcel 110-15-2598. The dwelling is located on a small, urban lot; therefore, the tax parcel includes the house and small yard that defines its historic setting. This boundary conveys the property's significance under Criteria A and C for its association with the growth of Ocean City and for its architecture. The boundary was defined following the guidelines set forth in the National Register Bulletin 21: Defining Boundaries for National Register Properties.

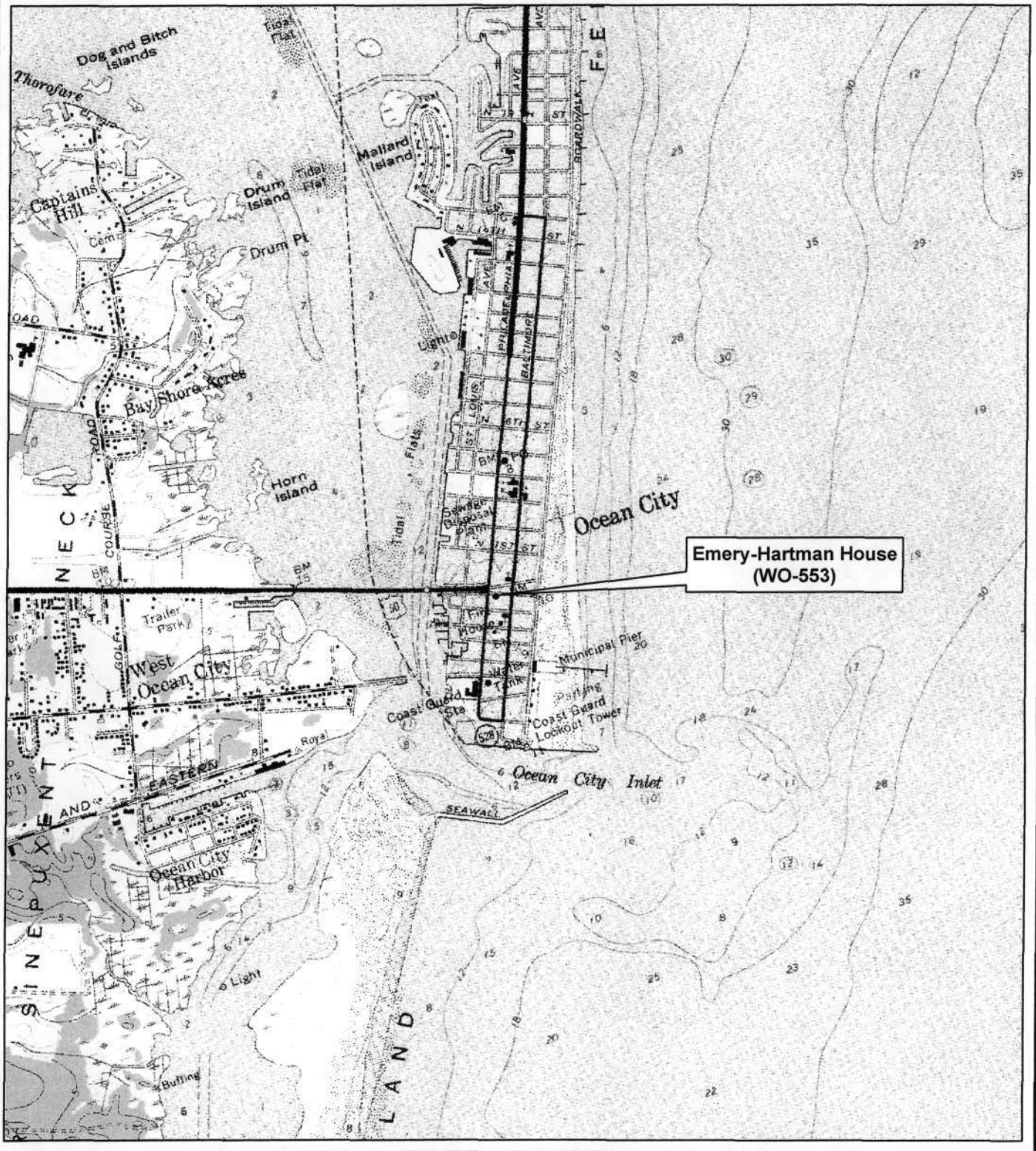
11. Form Prepared by

name/title	Gail Lin Walls/Architectural Historian		
organization	KCI Technologies, Inc.	date	April 7, 2005
street & number	5001 Louise Drive, Suite 201	telephone	(717) 691-1340
city or town	Mechanicsburg, PA	state	Pennsylvania

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



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Feet

N

Emery-Hartman House
107 Caroline Street

Bridge No. 2300700
US 50 over Sinepuxent Bay
Worcester County, MD

Source: Ocean City, MD
USGS 7.5 Minute Quadrangle

WO-553
Emery/Hartman House
Worcester County, MD
Jenny Gardner
3/05
MD SHPO
north/west elev.
1 of 2
(No-29A)070
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WO-553

Emery/Hartman house

Worcester County, MD

Jenny Gardner

3/05

MD SHPO

north/east elev.

(No-28A)069
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2 of 2