INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Ambizioso Partners House Survey Number: G-IV-A-233

Project: US 219/Oakland Vicinity Improvement Project Agency: MSHA

Site visit by MHT Staff: ___ No ___ Yes Name _____ Date _____

Eligibility recommended ___ Eligibility **not** recommended X

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

Justification for decision: (Use continuation sheet if necessdary and attach map)

The Ambizioso Partners House, built *circa* 1940, relates to the continued expansion and settlement of the Oakland and Mountain Lake Park areas in the mid-twentieth century. The development of summer vacation resorts and hotels in the Oakland area in the late nineteenth century had helped to stimulate settlement of the region. Although no longer as prominent a resort in the mid-twentieth century, Oakland still remained an important local mercantile and community center, and continued its growth throughout this period. Residential development typically occurred along pre-existing road networks. The Ambizioso Partners house exemplifies much of the region's mid-twentieth-century residential architecture.

Research has not identified any associations with the lives of persons significant to the Oakland area's past or with events that have contributed significantly to broad patterns of the area's historical development. The architecture does not represent a particularly distinctive type, period, or method of construction, nor does it represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. This resource has not yet yielded and is not likely to yield significant information important in history or prehistory.

Document on the property/district is presented in: Historic Structures Inventory and Determination of Eligibility Report (KCI/MSHA 1997)

Prepared by: Gabrielle M. Lanier, KCI Technologies, Inc.

Reviewer, Office of Preservation Services — Date 5/1/98

NR program concurrence: X yes ___ no ___ not applicable

Reviewer, NR program — Date

Ambizioso Partners House
G-IV-A-233
East side MD 219, near Pineview Drive
Oakland Vicinity
Circa 1940
Private

This is a two-story, four-by-two-bay, gable-roofed L-plan frame house that has experienced extensive re-siding and refenestration. It includes an enclosed one-story shed-roofed front porch and two one-story shed-roofed rear additions. It is built with a rockfaced concrete block foundation, wooden board-and-batten siding , an asphalt-shingled gable roof with an interior brick chimney, single one-over-one, double-hung aluminum windows with wooden trim, and modern wood and glass doors. A small frame woodshed as well as a separate gable-roofed frame commercial building stand nearby. The house faces north and is located on an open and gently sloping lot about two miles northeast of Oakland.

The Ambizioso Partners House, built *circa* 1940, relates to the continued expansion and settlement of the Oakland and Mountain Lake Park areas in the mid-twentieth century. Residential development typically occurred along pre-existing road networks. The Ambizioso Partners house exemplifies much of the region's mid-twentieth-century residential architecture.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. G-IV-A-233

1. Name of Property (indicate preferred name)

historic

other Ambizioso Partners House

2. Location

street & number East side MD 219, near Pineview Drive ____ not for publication

city, town Oakland X vicinity

county Garrett

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

name Ambizioso Partners

street & number Route 1 Box 239 telephone

city, town Elk Garden state and zip code WV 26717

4. Location of Legal Description

courthouse, registry of deeds, etc. Garrett County Courthouse tax map and parcel 72-16-38

city, town Oakland liber and folio 614/77

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
X 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	2	buildings
0	0	sites
0	0	structures
0	0	objects
1	2	Total

Number of Contributing Resources previously listed in the Inventory

0

7. Description

Inventory No. G-IV-A-233

Condition

___ excellent ___ deteriorated
_X_ 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.

This is a two-story, four--by-two-bay, gable-roofed L-plan frame dwelling with an enclosed one-story shed-roofed front porch and two one-story shed-roofed rear additions. The house faces north and is located on an open and gently sloping lot about two miles northeast of Oakland.

Built on a rockfaced concrete block foundation that encloses a full cellar, the walls of the house are clad in natural-colored wooden board-and-batten siding finished with dark brown trim. The house is topped with an asphalt-shingled gable roof finished with a boxed wooden eave and a flat wooden frieze board. An interior brick chimney with a corbeled top rises from the middle of the rear ell.

Windows are mostly single one-over-one, double-hung aluminum sash finished with plain flat wooden surrounds, sills, and drip caps. Several three-over-one, double-hung wooden sash windows are also present. Both main entrances are located on the eastern elevation. The entrance closest to the front of the house is fitted with a modern paneled wooden door topped with a diamond-paned glass upper section. The entrance near the rear of the house contains a wooden door with a one-light glass upper section. A metal bulkhead door on the same elevation leads to the cellar.

The full-width shed-roofed front porch has been fully enclosed with board-and-batten siding to match the rest of the house. Its foundation has been concealed behind a wooden skirt. The two rear shed-roofed additions have also been clad in board-and-batten siding, and both are topped with asphalt-shingled gable roofs.

A one-story, flat-roofed, gable-fronted frame woodshed stands to the northeast. This building is clad in corrugated metal and appears to be used for storing firewood. A separate commercial building with a sign advertising "Snowy Creek Handcrafts & Power Equipment" stands north of the main dwelling and apparently shares the same driveway. This is a modern gable-fronted, gable-roofed frame building clad in incised plywood siding. A gravel driveway oriented perpendicular to the main road extends southeastward between the northeastern side of the house and this commercial building. A wire fence encircles part of the back yard. Most of the property is open with a few shade trees planted close to the house. The house is presently occupied and in good condition, but extensive residing and refenestration have compromised its integrity.

8. Significance

Inventory No. G-IV-A-233

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

Specific dates Circa 1940 **Builder/Architect** Unknown

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 reports, complete evaluation on a DOE Form - see manual).

The Ambizioso Partners House, built *circa* 1940, relates to the continued expansion and settlement of the Oakland and Mountain Lake Park areas in the mid-twentieth century. The development of summer vacation resorts and hotels in the Oakland area in the late nineteenth century had helped to stimulate settlement of the region. Although no longer as prominent a resort in the mid-twentieth century, Oakland still remained an important local mercantile and community center, and continued its growth throughout this period. Residential development typically occurred along pre-existing road networks. The Ambizioso Partners house exemplifies much of the region's mid-twentieth-century residential architecture.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. G-IV-A-233

Name
Continuation Sheet
Number 8 Page 1

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:	Western Maryland
Chronological/Developmental Period(s):	Modern Period, A.D. 1930 - Present
Historic Period Theme(s):	Architecture, Landscape Architecture and Community Planning
Resource Type:	
Category:	Building
Historic Environment:	Rural
Historic Function(s) and Use(s):	Dwelling
Known Design Source:	None

9. Major Bibliographical References

Inventory No. G-IV-A-233

(See Continuation Sheet)

10. Geographical Data

Acreage of property 1.73 acres
Acreage surveyed 1.73 acres
Quadrangle name Oakland, MD-WVA
Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 38, Map 72, Grid 16

11. Form Prepared By

name/title	Gabrielle M. Lanier / Architectural Historian		
organization	KCI Technologies, Inc.	date	3-12-97
street & number	10 North Park Drive	telephone	410-316-7857
city or town	Hunt Valley	state and zip code	MD 21030-1888

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
410-514-7646

G-IV-A-233

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name
Continuation Sheet
Number 9 Page 1

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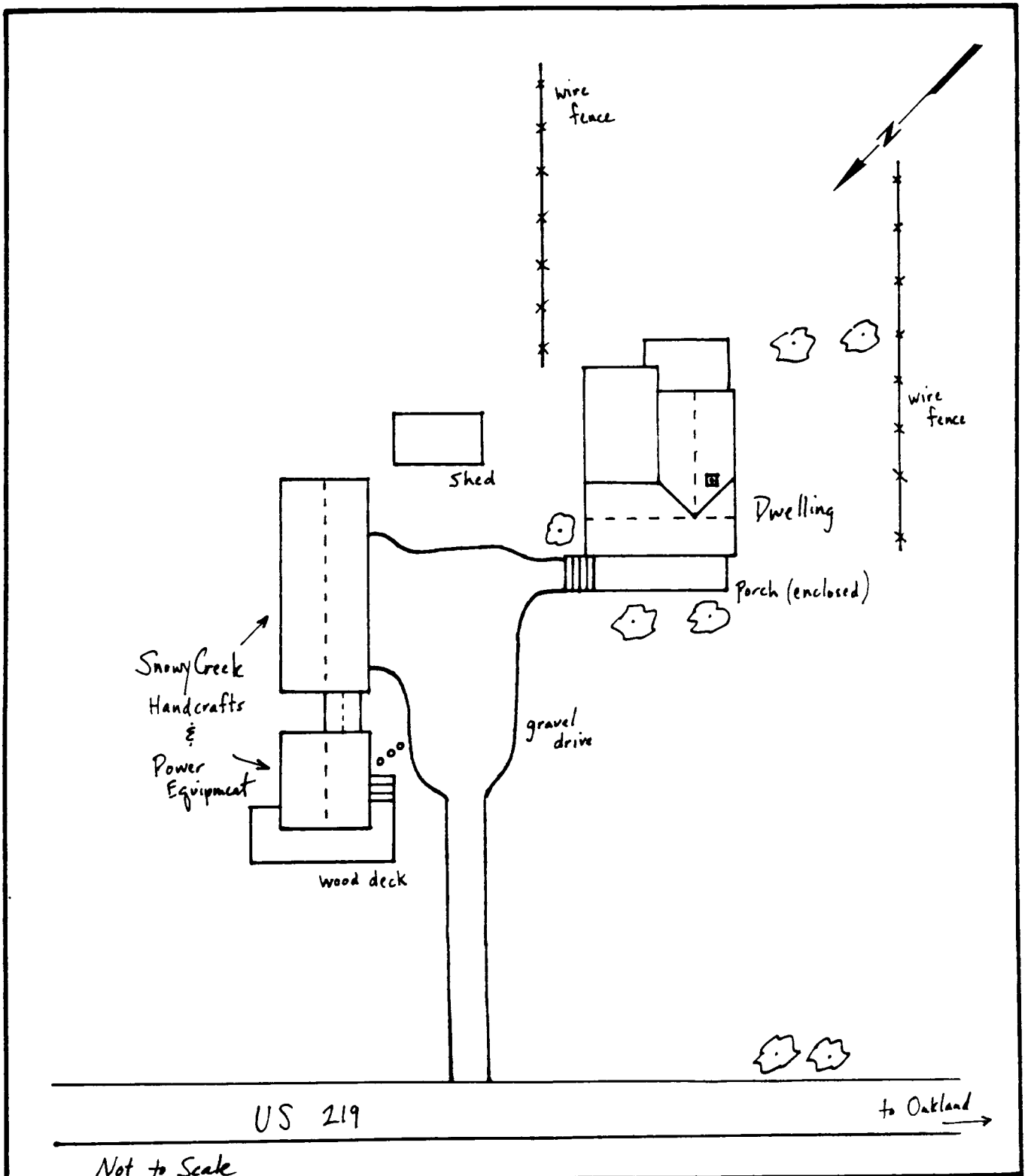
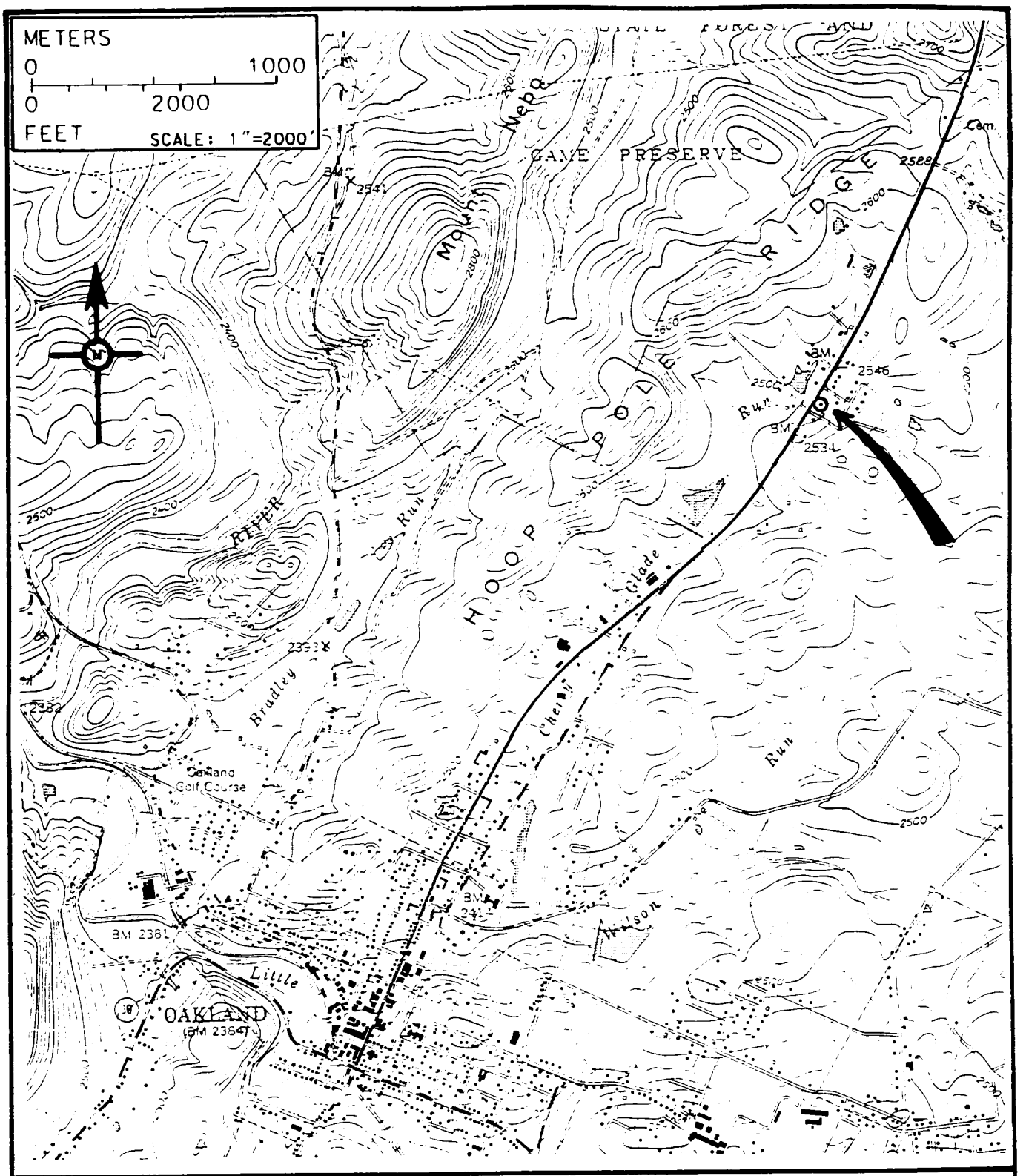


KCI TECHNOLOGIES

Resource Sketch Map

G-IV-A-233
Ambizioso Partners House
Oakland Vicinity, Garrett County



Location Map

G-IV-A-233
Ambizioso Partners House
Oakland Vicinity, Garrett County
Oakland, MD-WVA Quadrangle Map (USGS 1974)

KCI TECHNOLOGIES

G-IV-A-233

GARRETT COUNTY, MD
STUART DIXON
1/27/97
MD SHPO
SE & NE ELEVATIONS LOOKING W

1 of 2

G-IV-A-233

GARRETT COUNTY, MD
STUART DIXON
1/27/97
MD SHPO
NW & SW ELEVATIONS LOOKING E

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