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

Property/District Name: Willard R. and Glendine Ringer Farm House Survey Number: G-VI-A-052

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 Willard R. and Glendine Ringer Farm, with its main dwelling built *circa* 1890 facing the bed of an earlier road and the tracks of the current CSX Railroad, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Several semi-ruinous farm buildings that were once associated with the main dwelling remain on the property, suggesting something of the original extent of this farm complex. Agriculture was the predominant economic activity outside of Oakland, as farmland comprised about 50 percent of the county's land mass in 1880, and more than 60 percent by 1910. Farms of this period typically raised potatoes, orchard products, oats, corn, buckwheat, wheat, rye, and barley as well as cattle, sheep, swine, and horses.

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.

Concur - MBelt for NRHP 7/20/98

Reviewer, Office of Preservation Services Date

NR program concurrence: X yes ____ no ____ not applicable

Reviewer, NR program Date

Willard R. and Glendine Ringer Farm
~~G-IV-A-052~~ G-III-A-052
470 Liberty Street
Oakland Vicinity
Circa 1890
Private

This farm complex includes a farmhouse, a garage and shed, and several other deteriorating agricultural buildings.The house is a two-story, three-by-three-bay, gable-roofed frame L-plan dwelling with five masonry chimneys, a shed-roofed front porch, a one-story gable-roofed rear addition, and an overhanging second story shed-roofed addition off the rear ell. The main block includes a stone foundation, asbestos-clad walls, and a standing-seam metal gable roof. It is lit mostly by one-over-one, double-hung wooden sash with wooden trim. Most of the entrances contain paneled wood and glass doors. Although the main road now runs along the eastern side of the house, themost formal entrance of this dwelling was originally oriented to an earlier roadbed which runs to the southwest. The roadbed, which is still visible, parallels the tracks of the CSX Railroad. The house faces southwest and stands on an open, gently sloping site about one mile northwest of Oakland.

The Willard R. and Glendine Ringer Farm, with its main dwelling built *circa* 1890 facing the bed of an earlier road and the tracks of the current CSX Railroad, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Several semi-ruinous farm buildings that were once associated with the main dwelling remain on the property, suggesting something of the original extent of this farm complex.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-VI-A-052

1. Name of Property (indicate preferred name)

historic	
other	William R. and Glendine Ringer Farm

2. Location

street & number	470 Liberty Street	___ not for publication	
city, town	Oakland	_X_ vicinity	
county	Garrett		

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

name	William R. and Glendine Ringer		
street & number	470 Liberty Street	telephone	(301) 344-2538
city, town	Oakland	state and zip code	MD 21550-5506

4. Location of Legal Description

courthouse, registry of deeds, etc.	Garrett County Courthouse	tax map and parcel	78-1-48
city, town	Oakland	liber and folio	134/239

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	
8	3	buildings
0	0	sites
0	0	structures
0	0	objects
8	3	Total

Number of Contributing Resources previously listed in the Inventory

0

7. Description

Inventory No. G-VI-A-052

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 farm complex includes a farmhouse, a garage and shed, and several other deteriorating agricultural buildings. This is a two-story, three-by-three-bay, gable-roofed frame L-plan dwelling with a shed-roofed front porch, a one-story gable-roofed rear addition with a projecting gable, and an overhanging second story shed-roofed addition off the rear ell. The house faces southwest and stands on an open, gently sloping site about one mile northwest of Oakland. This dwelling still faces the bed of an earlier road and the tracks of the CSX Railroad rather than the present main road.

The house rests on an uncoursed and roughly dressed fieldstone foundation that encloses a full cellar. It is sheathed in green asbestos siding with white trim; the upper parts of the gables are sheathed in white wavy-edged asbestos shingles. The main block and the rear two-story ell are topped with standing-seam metal gable roofs finished with plywood boxed eaves and a flat wooden verge. The rear one-story addition is topped with an asphalt-shingled roof. Five masonry chimneys are present. Three of these are interior brick chimneys with corbelled tops, two of which are located toward either end of the main block at the ridge and one of which rises from the southeast slope of the roof covering the rear ell. The other two chimneys are built of concrete block with projecting clay flue tiles. One rises on the outside of the northwest gable wall; the other, an interior stack, exits from the northwest slope of the roof over the one-story rear addition.

Windows are mostly single, one-over-one, double-hung wooden sash finished with flat wooden surrounds and sills. Several one-light hopper windows are also present. The two first-floor windows flanking the front door are shaded by awnings. The front entrance is centered on the southwest elevation and is fitted with a paneled wooden door with a glass-paned upper section. The rear entrance leads into the northeast side of the one-story rear addition; it contains a paneled wood three-light half-glass door. Both door openings are finished with flat wooden surrounds and sills. A bulkhead entrance flanked by stone retaining walls pierces the southeast gable.

The open-sided front porch spans only about one-quarter of the width of the house. It includes a concrete block foundation and deck and a pole-supported shed roof clad in asphalt shingles. Fiberboard sheathes the exposed gable peaks, and a set of stone steps leads up to the level of the porch deck. The rear porch consists of a slate-covered concrete deck with a stone balustrade on one side, a mixture of turned and four-by-four wooden posts, and a shed roof protected with tarred standing seam metal. Green asbestos shingles sheath the exposed gable of the porch roof. A protected patio area is formed by the overhanging second-floor addition on the southeast side of the rear ell. This overhanging addition is supported on a mixture of metal poles and turned wooden posts; it is clad in the same green asbestos shingles as the rest of the house and is protected by an extension of the southeast slope of the same roof that covers the rear ell. The patio below consists of poured concrete. The one-story gable-roofed rear addition projects from the rear ell. The lower part of this extension is clad in a facing of dressed coursed stone; asbestos shingles sheath the upper part. The upper gables are sheathed in wooden weatherboards laid in a chevron pattern. The addition is topped by an asphalt-shingled roof with a boxed wooden cornice and a projecting gable. Wooden hopper windows light the interior.

Just east of the house stands a one-story pyramidal-roofed frame shed. The foundation of this building was not visible when the property was surveyed, but the walls are clad in green wavy-edged asbestos siding finished with white wooden corner boards. The building is topped with a red asphalt-shingled roof finished with zigzag edges. A paneled wooden door finished with flat wooden surrounds pierces the northwest elevation. To the northeast stands a one-story frame gable-fronted garage with an attached leanto. This building is clad in green asbestos siding and topped with a rolled asphalt gable roof finished with a wooden eave. One large overhead wooden garage-sized door pierces the southwest elevation, and a standard-sized paneled wooden door pierces the southwest wall of the leanto addition. West of the house stands a one-story shed-roofed frame shed. Clad in green rolled asphalt and topped by a corrugated metal roof, this building is accessed by a vertical board door in its northeast elevation. West of the garage stands a small 1/2-story frame rabbit hutch or dog house clad in wooden boards and topped with a shed roof.

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Name
Continuation Sheet
Number 7 Page 2

Further up the hill to the northeast stand several more partially or completely ruinous frame buildings that relate to an earlier farm complex on this site. These buildings are accessed by a grass drive that extends in a northeasterly direction beyond the existing macadam driveway.

An L-shaped building consisting of a one-story gable-roofed gable-fronted frame garage with an attached gable-roofed shed addition stands furthest to the northeast. The garage portion of this building rests on a concrete block foundation; it is sheathed in asphalt brick siding and topped with an asphalt-shingled roof. A set of swinging wooden doors provides access to the interior. A leanto addition adjoins each long wall; one of these additions is topped with a corrugated metal roof. The attached one-story gable-roofed frame shed is clad in board-and-batten siding and topped with an asphalt-shingled roof; it, too, has been extended with a small shed-roofed leanto on one gable. A paneled wooden door finished with flat wooden surrounds provides access to the interior.

Just to the northwest stands a semi-ruinous wooden A-shaped hay barrack or shed. This structure is simply built of sloping wooden boards. A rectangular shed stands to the east. This building rests on a concrete block foundation finished with red mortar joints. It is clad in a mixture of asphalt shingles and corrugated metal and topped with a corrugated metal shed roof. A garage-sized wooden door pierces one long elevation, and a standard-sized vertical board door finished with plain wooden surrounds leads into the gable. A series of four-light fixed wooden sash windows pierce the southwest elevation. A round stone silo foundation stands immediately adjacent to this building. Several metal turnbuckles are stacked on top of the foundation. A shed-roofed stone and frame shed with a single stone wall stands next to the silo foundation. This building is clad in asphalt siding and topped with a corrugated metal roof. A concrete block foundation remnant that parallels the long axis of this building rests just to the east; this foundation ruin probably relates to this shed. A partially ruinous one-story gable-roofed corn crib stands further to the southwest, about midway between the house and the sheds and silo foundation. This building is clad in a mixture of horizontal wooden slats and boards and topped with a corrugated metal and rolled asphalt roof. Diagonal wooden poles presently brace one long wall. A vertical board door pierces the east gable. A partially ruinous one-story frame shed-roofed privy stands just west of the corn crib. This building rests on wooden piers; it is sheathed in horizontal planks and topped with a corrugated metal roof. A flat wooden door pierces the southwest elevation.

A line of wooden worm fence runs across the northernmost portion of the property. The lower portion of the property is mostly open, while the upper section leading to the partially ruinous outbuildings is semi-shaded with a mixture of deciduous and coniferous trees. A macadam driveway that runs perpendicular to the main road leads up to the main house and runs between the northern side of the house and the garage. Although the main road now runs along the eastern side of the house, the most formal entrance of this dwelling was originally oriented to an earlier roadbed which runs to the southwest. The roadbed, which is still visible, parallels the tracks of the CSX Railroad. The house is presently occupied and in good to fair condition.

8. Significance

Inventory No. G-VI-A-052

Period	Areas of Significance	Check and justify below		
___ 1600-1699	_X_ 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 1890 **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 Willard R. and Glendine Ringer Farm, with its main dwelling built *circa* 1890 facing the bed of an earlier road and the tracks of the current CSX Railroad, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Several semi-ruinous farm buildings that were once associated with the main dwelling remain on the property, suggesting something of the original extent of this farm complex. Agriculture was the predominant economic activity outside of Oakland, as farmland comprised about 50 percent of the county's land mass in 1880, and more than 60 percent by 1910. Farms of this period typically raised potatoes, orchard products, oats, corn, buckwheat, wheat, rye, and barley as well as cattle, sheep, swine, and horses.

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Historic Properties Form

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HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:	Western Maryland
Chronological/Developmental Period(s):	Industrial / Urban Dominance, A.D. 1870 - 1930
Historic Period Theme(s):	Agriculture
Resource Type:	
Category:	Building
Historic Environment:	Rural
Historic Function(s) and Use(s):	Dwelling and agricultural buildings
Known Design Source:	None

9. Major Bibliographical References

Inventory No. G-VI-A-052

(See Continuation Sheet)

10. Geographical Data

Acreage of property 64.61 acres
Acreage surveyed 64.61 acres
Quadrangle name Oakland, MD-WVA Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 48, Map 78, Grid 1

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-VI-A-052

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name
Continuation Sheet
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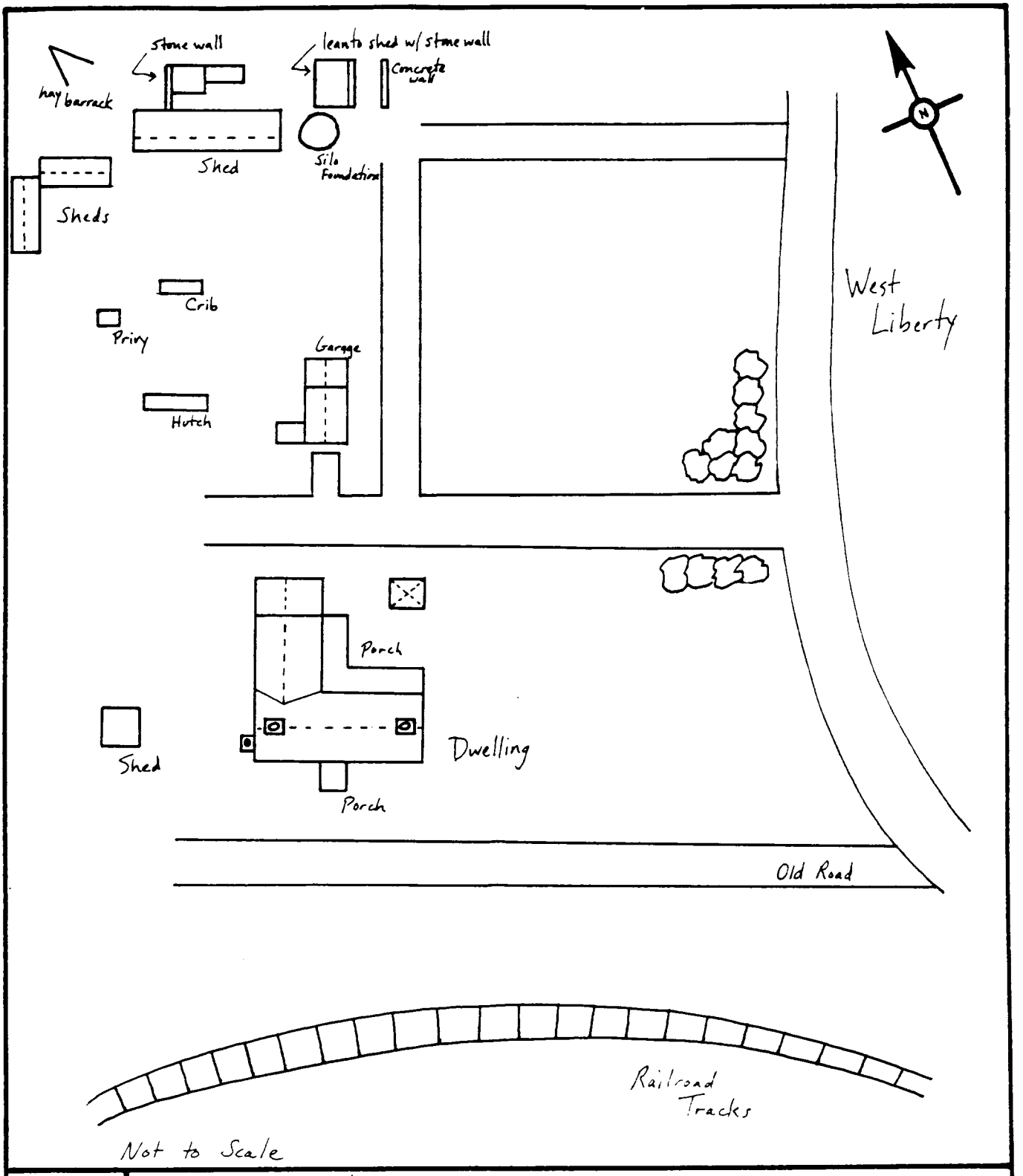
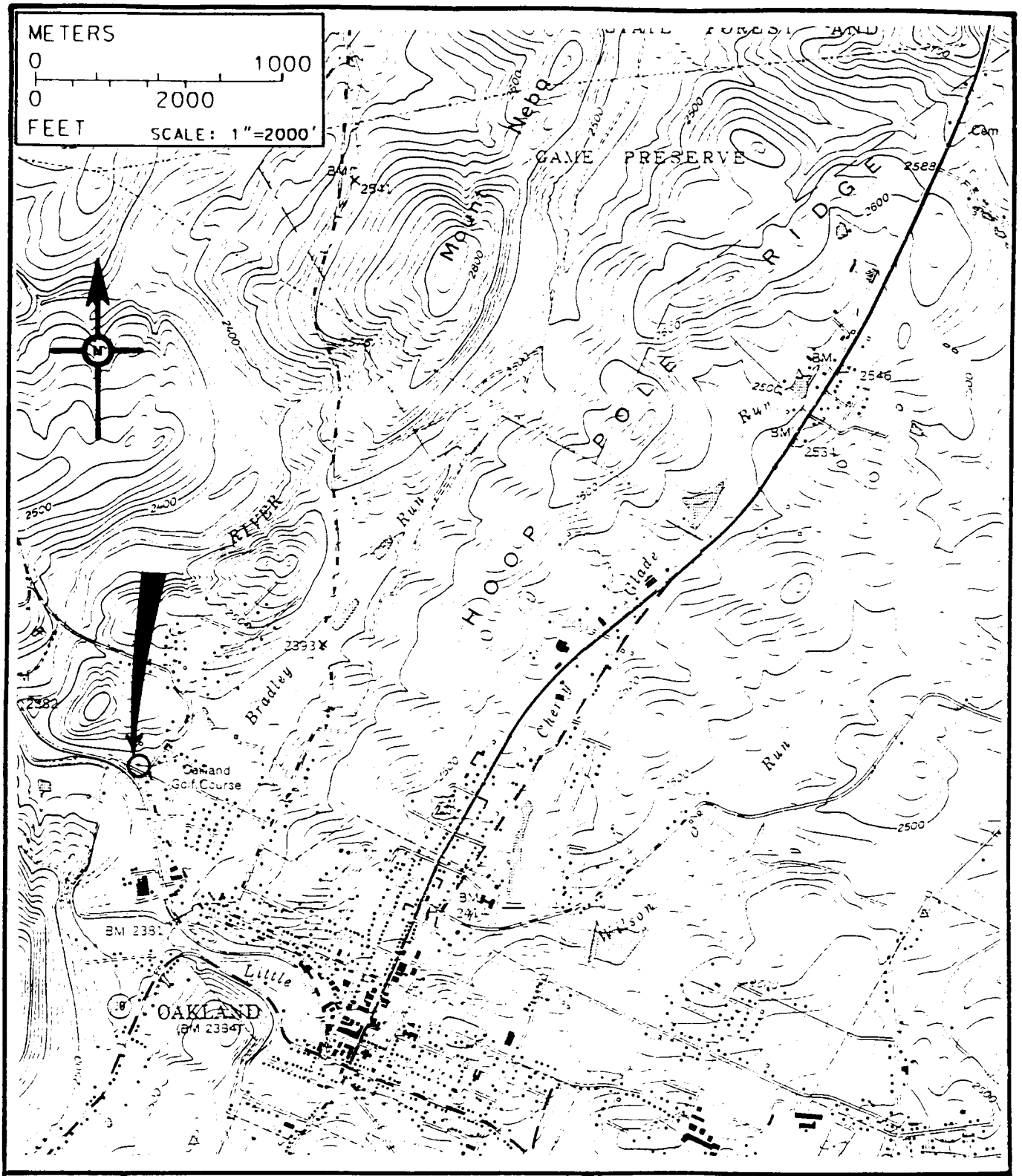


KCI TECHNOLOGIES

Resource Sketch Map

G-VI-A-052
Willard R. and Glendine Ringer Farm
Oakland, Garrett County



Location Map

G-VI-A-052
Willard R. and Glendine Ringer Farm
Oakland, Garrett County
Oakland, MD-WVA Quadrangle Map (USGS 1974)

KCI TECHNOLOGIES

G-VI-A-052

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GARRETT COUNTY, MD
STUART DIXON
1/22/97
MD SHPO
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G-VI-A-052

GARRETT COUNTY MD
STUART DIXON
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GARRETT COUNTY, MD
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SW + SE ELEVATIONS OF HNF BARRACK
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G-VI-A052

GARRETT COUNTY, MD
STUART DIXON
1/22/97
MD SHPO
SW + SE ELEVATIONS OF SHED/SILO GROUP
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5 OF 10

G-II-A-052

GARRETT COUNTY, MD
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1/22/97
MD SHPO

NE + NW ELEVATIONS CONNECTED SHEDS
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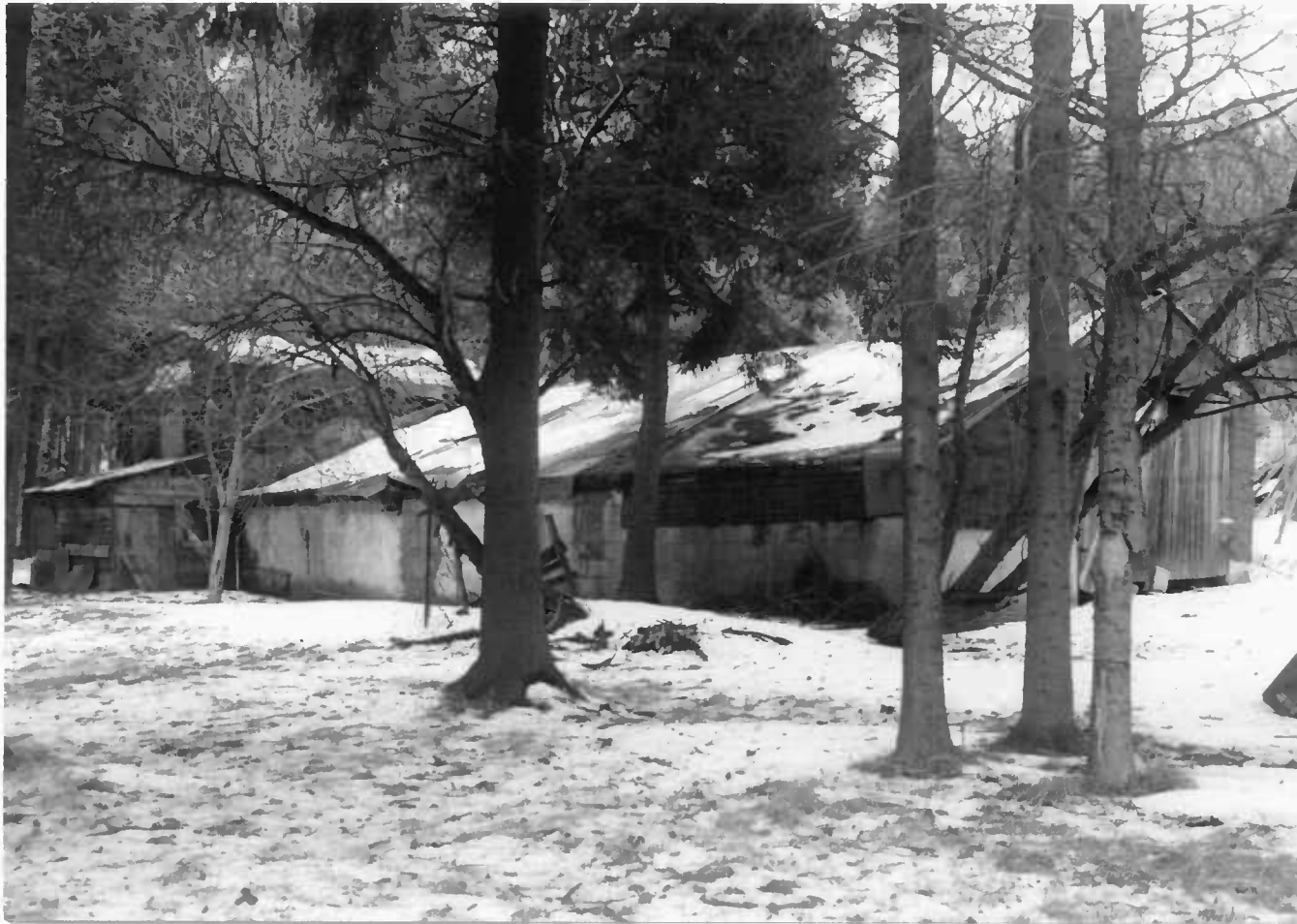
6 OF 10



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GARRETT COUNTY, MD
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1/22/97
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SW + SE ELEVATIONS CONNECTED SHEDS
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7 OF 10

G-VI-A-032

GARRETT COUNTY, MD
STUART DIXON
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G-VI-A-052

GARRETT COUNTY, MD
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GARRETT COUNTY
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10 OF 10