

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

Property/District Name: Brian D. Hinebaugh House House Survey Number: G-VI-A-064

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

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

Eligibility recommended Eligibility not recommended

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

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

The Brian D. Hinebaugh House, built *circa* 1940, relates to the continued expansion and settlement of the Oakland area 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 Hinebaugh house typifies 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.

NOT ELIGIBLE - CONCURE - [Signature]
Reviewer, Office of Preservation Services

7/20/98
Date

NR program concurrence: yes no not applicable

[Signature]
Reviewer, NR program

Date

[Signature]

Hinebaugh House
G-VI-A-064
312 Dawson Avenue
Oakland vicinity
Circa 1940
Private

This is a one-story, *circa* 1940, one-by-two-bay, gable-roofed, gable-fronted frame dwelling with an open-sided hip-roofed front porch and an open-sided shed-roofed rear porch. It includes a plain and rockfaced concrete block foundation, wooden sheathing, an asphalt-shingled gable roof, and an exterior metal stovepipe. Windows are mostly one-over-one sliding or fixed-light sash with wooden trim. Door openings contain wood or wood and glass doors with wooden surrounds. Two frame storage sheds stand on the lot. The building faces southeast and occupies a flat site that backs onto a wooded area just northeast of Oakland.

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Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-VI-A-064

1. Name of Property (indicate preferred name)

historic

other Brian D. Hinebaugh House

2. Location

street & number 312 Dawson Avenue not for publication

city, town Oakland X vicinity

county Garrett

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

name Brian D. Hinebaugh

street & number 312 Dawson Avenue telephone

city, town Oakland state and zip code MD 21550

4. Location of Legal Description

courthouse, registry of deeds, etc. Garrett County Courthouse tax map and parcel 111-7-652

city, town Oakland liber and folio 680/601

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		Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing	
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/ culture	<u>1</u>	<u>2</u>	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>0</u>	<u>0</u>	sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<u>0</u>	<u>0</u>	structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u>0</u>	<u>0</u>	objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<u>2</u>	Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown			
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use			
		<input type="checkbox"/> industry	<input type="checkbox"/> other: public works			
				Number of Contributing Resources previously listed in the Inventory		
				<u>0</u>		

7. Description

Inventory No. G-VI-A-064

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> 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 one-story, *circa* 1940, one-by-two-bay, gable-roofed, gable-fronted frame dwelling with an open-sided hip-roofed front porch and an open-sided shed-roofed rear porch. The building faces southeast and occupies a flat site that backs onto a wooded area just northeast of Oakland.

The house was built in two episodes. The larger front section is built on a rockfaced concrete block foundation that apparently encloses a full cellar, while the rear section rests on a foundation of plain concrete block. The building is presently sheathed in vertically grooved wood paneling and topped with an asphalt-shingled gable roof finished with a wooden eave. When the house was surveyed, it was painted an ochre color with dark brown trim. A single exterior metal stovepipe rises along the northeast elevation, and rectangular metal louvers ventilate the attic near the roof peak.

Windows consist mostly of single one-over-one sliding or fixed-light sash finished with molded wood surrounds and sills. Several three-light fixed sash windows light the cellar. The front door opening, which is centered on the southeast elevation, is fitted with a wood and glass-paned door finished with a wooden surround. A rear entrance, located on the opposite elevation, contains a similar door and surround. A cellar bulkhead entrance located on the southwest elevation contains a wooden door.

The front porch consists of an open astroturf-covered deck supported on four-by-four wooden posts that have been partially concealed beneath a wooden lattice skirt. The porch is covered with an asphalt-shingled gable roof supported on four-by-four wooden posts. A wood lattice privacy screen supported on a balustrade of widely-spaced vertical wooden boards wraps around the three open sides of the porch. The porch ceiling is clad in particle board. Two sets of concrete steps lead up to the level of the porch deck at either end. An open-sided porch on the northwest or rear side of the building consists of an open wooden deck supported on piers that have been partially concealed beneath a wood lattice skirt. This rear porch is protected by a metal-covered shed roof and aluminum-clad ceiling supported by scrolled metal posts. A set of open wooden ladder steps leads from the rear yard up to the deck.

A one-story gable-roofed gable-entry frame storage shed stands toward the rear of the property. This building is clad in aluminum siding and is topped with an asphalt-shingled roof. A wooden door on the southeast gable provides access to the interior. Windows consist of a mixture of six-light and one-light fixed sash. An open wooden stoop bordered by a vertically-slatted wooden railing leads up to the threshold. A second frame storage shed stands nearby. This building is a one-story building clad in plywood and topped with a gable roof.

A driveway runs perpendicular to Dawson Avenue along the southwest elevation of the house. A grape arbor stands just to the north. A line of conifers defines the northeastern property boundary, while a wooden fence runs along the rear of the lot and parallel to Dawson Avenue. The house is presently occupied and remains in good condition.

8. Significance

Inventory No.

G-VI-A-064

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

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

Evaluation for:

 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 Brian D. Hinebaugh House, built *circa* 1940, relates to the continued expansion and settlement of the Oakland area 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 Hinebaugh house typifies much of the region's mid-twentieth-century residential architecture.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-VI-A-064

Name

Continuation Sheet

Number 8 Page 2

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/Suburban
Historic Function(s) and Use(s):	Dwelling
Known Design Source:	None

9. Major Bibliographical References

Inventory No. G-VI-A-064

(See Continuation Sheet)

10. Geographical Data

Acreage of property 0.26 acres

Acreage surveyed 0.26 acres

Quadrangle name Oakland, MD-WV

Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 652, Map 111, Grid 7

11. Form Prepared By

name/title Gabrielle M. Lanier/Architectural Historian

organization KCI Technologies, Inc.

date 3-13-97

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
410-514-7600

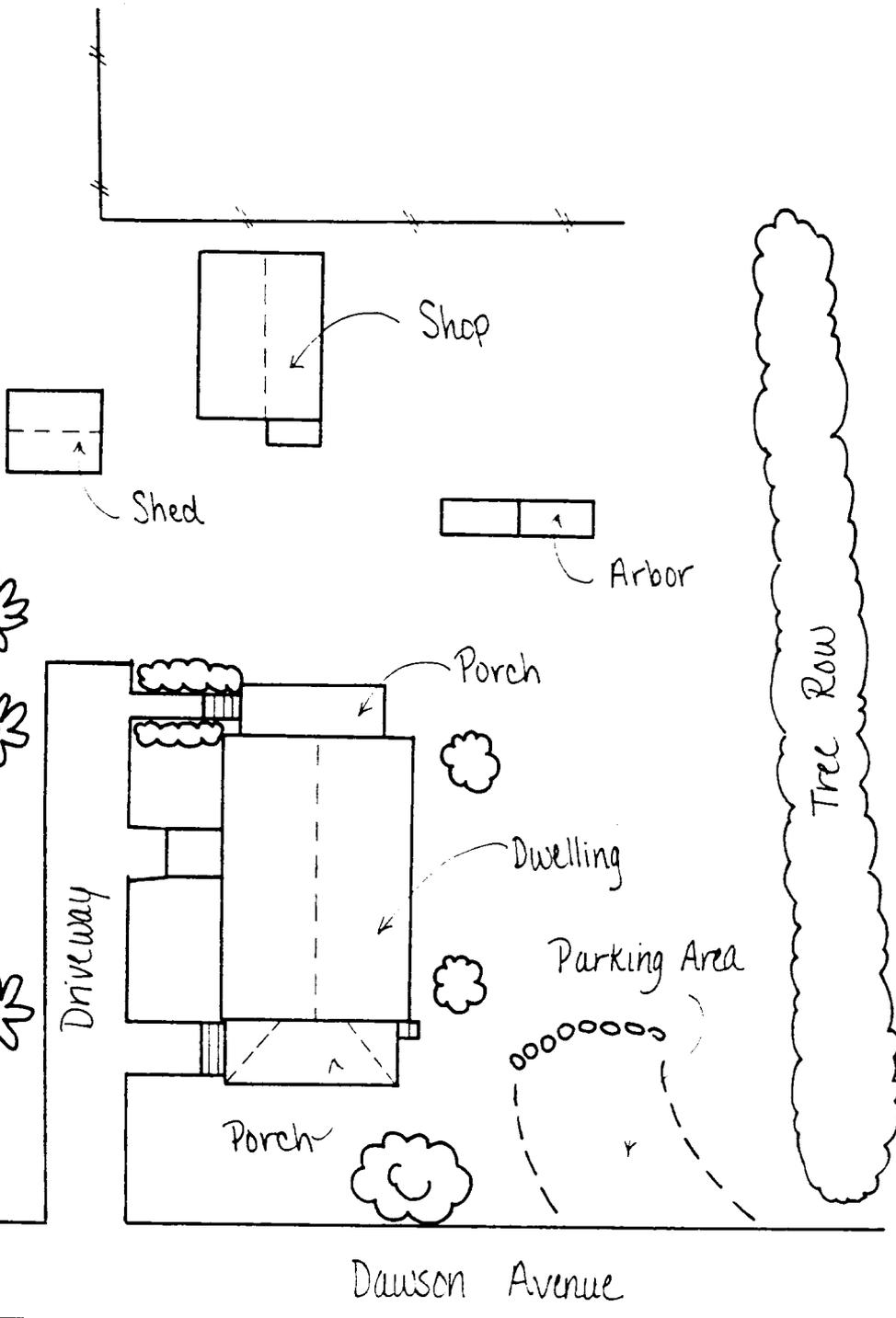
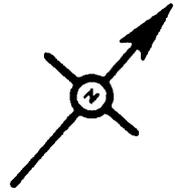
Maryland Historical Trust Maryland Inventory of Historic Properties Form

G-VI-A-064

Name
Continuation Sheet
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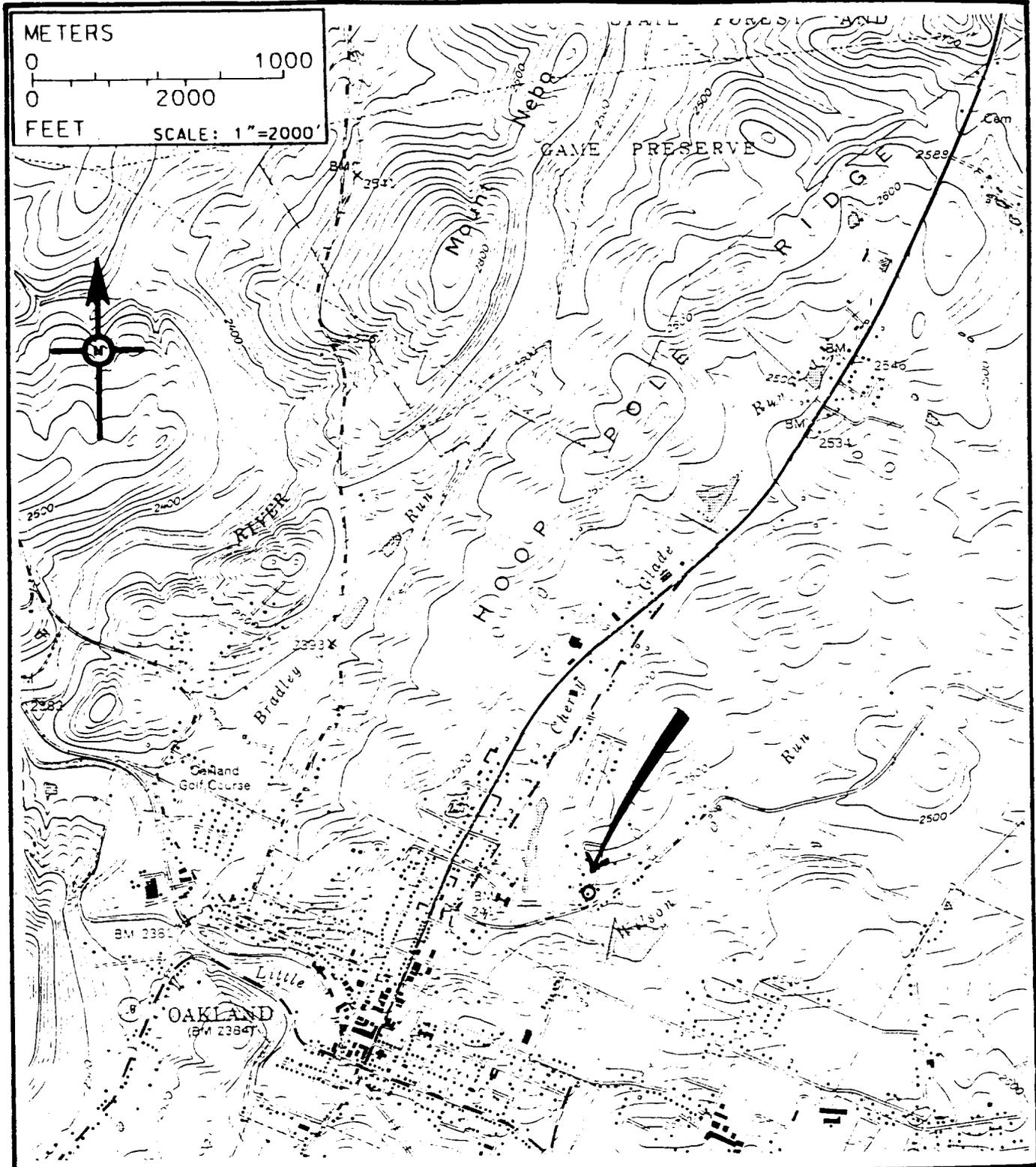


NOT TO SCALE



Resource Sketch Map

G-VI-A-064
Brian D. Hinebaugh House
Oakland, Garrett County



Location Map

G-VI-A-064
 Brian D. Hinebaugh House
 Oakland, Garrett County
 Oakland, MD-WVA Quadrangle Map (USGS 1974)





G-VI-A.064

GARRETT COUNTY, MD

STUART DIXON

1/29/97

MD SHPO

E ELEVATION LOOKING W

200 5005 0-15 15 0

+00+0 +0 -05 IN 0557

10F3



G-VT-A-064

GARRETT COUNTY, MD

STUART PIXON

1/29/97

MD SHPO

W ELEVATION COOKING E

199 5005 0-15 15 0

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G-VI - A-064

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MD SHPO
E ELEVATION LOOKING W

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