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

Property/District Name: Lowell L. Leitzel House Survey Number: G-VI-A-065

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 Lowell L. Leitzel House, built *circa* 1935, 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 Leitzel 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 - CONCUR 7/20/98

Reviewer, Office of Preservation Services Date

NR program concurrence: X yes ___ no ___ not applicable

Reviewer, NR program Date

Leitzel House
G-VI-A-065
803 Memorial Drive
Oakland vicinity
Circa 1935
Private

This is a one-story, three-by-two-bay, gable-roofed frame dwelling with an open-sided shed-roofed front porch, a gable-roofed front dormer, and a partially-enclosed shed-roofed rear porch built over a garage. The house consists of a poured concrete foundation, wood shingled and weatherboarded walls, an asphalt-shingled gable roof, and a single interior brick chimney. Windows include single, paired, and tripled one-over-one, double-hung wooden sash with wooden trim. The front entrance contains a wood and glass bungalow-style door with a glass brick transom and sidelights and wood surrounds. The rear entrance contains a modern metal and glass door. The building faces northwest and is located on an open, sloping site just northeast of Oakland.

The Lowell L. Leitzel House, built *circa* 1935, relates to the continued expansion and settlement of the Oakland area in the mid-twentieth century. Residential development typically occurred along pre-existing road networks. The Leitzel house exemplifies much of the region's mid-twentieth-century residential architecture.

# Maryland Historical Trust
# Maryland Inventory of
# Historic Properties Form

Inventory No. G-VI-A-065

## 1. Name of Property (indicate preferred name)

historic

other Lowell L. Leitzel House

## 2. Location

street & number 803 Memorial Drive ____ not for publication

city, town Oakland X vicinity

county Garrett

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

name Lowell L. Leitzel

street & number 803 Memorial Drive 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 111-7-286

city, town Oakland liber and folio 596/555

## 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 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 0 | Total |

**Number of Contributing Resources previously listed in the Inventory**

0

# 7. Description

Inventory No. G-VI-A-065

**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 one-story, three-by-two-bay, gable-roofed frame dwelling with an open-sided shed-roofed front porch, a gable-roofed front dormer, and a partially-enclosed shed-roofed rear porch built over a garage. The building faces northwest and is located on an open, sloping site just northeast of Oakland.

Built on a poured concrete foundation, the house is sheathed in wood shingles at first floor level and beaded wooden weatherboards in the gables. The building is topped with an asphalt-shingled gable roof finished with a wooden eave, scooped and scrolled wooden eave brackets, and a flat wooden verge. The front dormer is topped with an asphalt-shingled gable roof, finished with matching roof details, and sheathed with beaded wooden weatherboards and wooden drop siding. When the house was surveyed, it was stained brown with white upper gables and trim. A single yellow brick interior chimney with a corbeled top and cap rises from the southeast slope of the roof near the center of the building, and rectangular metal louvers ventilate the attic near the roof peak.

Windows include single, paired, and tripled one-over-one, double-hung wooden sash finished with flat wood surrounds, sills, and drip caps. Several three-light fixed sash windows light the cellar. Paired one-over-one double-hung sash windows light the dormer. The front door opening, which is centered on the northwest elevation, contains a wood and glass bungalow-style door finished with a glass brick transom and sidelights and flat wooden surrounds. A rear entrance, which leads into the northeast wall of the enclosed portion of the rear porch, contains a modern metal and glass-paned door. A paneled overhead garage door pierces the northeast elevation.

The front porch consists of a concrete foundation and deck, square shingled pillars topped with projecting square wooden capitals, an enclosed shingled balustrade capped with a wooden rail, and a wooden ceiling beneath an asphalt-shingled shed roof. Because of the slope of the lot, the rear porch stands higher above ground level than the front porch; the rear porch rests on a concrete block foundation that also serves to enclose a garage below. The porch is encircled by an open metal balustrade and topped by an asphalt-shingled shed roof and wooden ceiling supported by four-by-four wooden posts. Open metal ladder steps lead from the rear yard up to the porch deck. The southernmost corner of this rear porch has been enclosed; this rear entry is clad in shingles to match the rest of the house.

No outbuildings stand on the property. A concrete walk leads from the road to the front porch, and an L-shaped macadam driveway runs perpendicular to Memorial Drive along the northeast side of the house and turns to approach the garage door. A brick-capped concrete-block retaining wall runs along the embanked portion of the driveway. A stand of evergreens shades the front yard of the house, and a wire fence runs diagonally along the southwest side of the property. The house is presently occupied and remains in good condition.

# 8. Significance

Inventory No. G-VI-A-065

| 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 1935 **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 Lowell L. Leitzel House, built *circa* 1935, 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 Leitzel 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-065

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-065

(See Continuation Sheet)

## 10. Geographical Data

Acreage of property 2.03 acres
Acreage surveyed 2.03 acres
Quadrangle name Oakland, MD-WVA
Quadrangle scale 1:24,000

**Verbal boundary description and justification**

Parcel 286, 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
410-514-7646

G-VI-A-065

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name
Continuation Sheet
Number 9 Page 1

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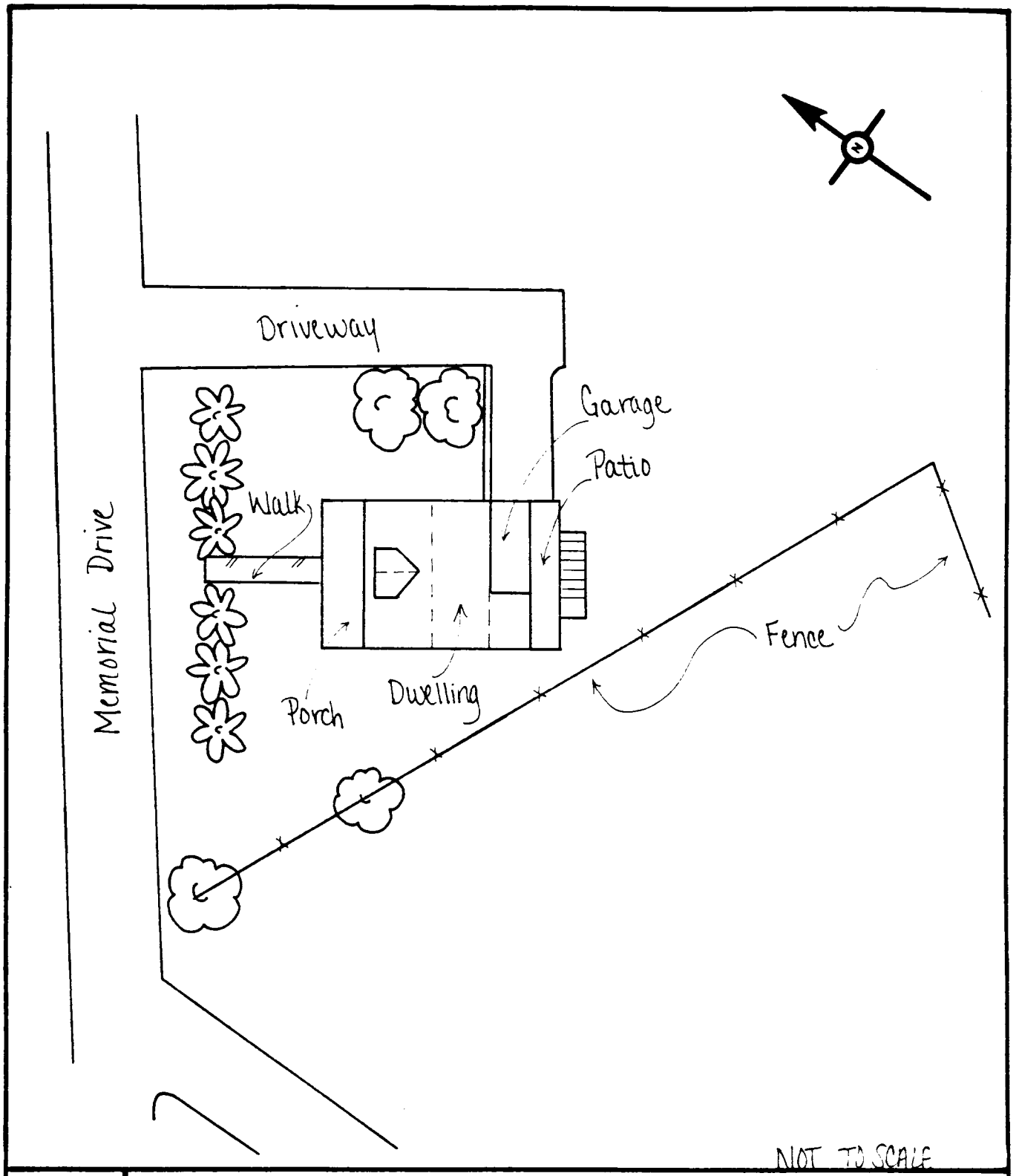
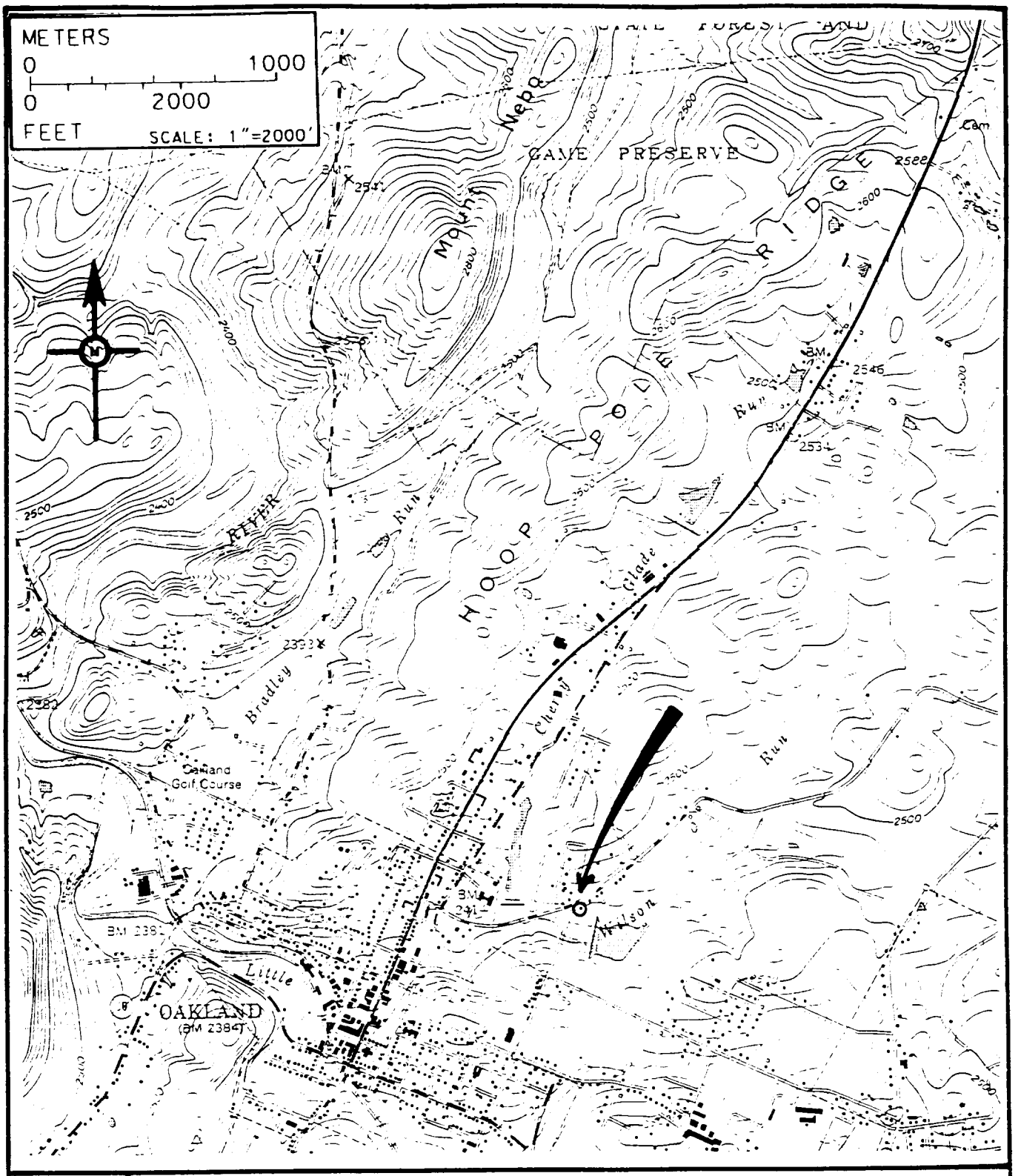



KCI TECHNOLOGIES

**Resource Sketch Map**

G-VI-A-065
Lowell L. Leitzel House
Oakland, Garrett County




**Location Map**

G-VI-A-065
Lowell L. Leitzel House
Oakland, Garrett County
Oakland, MD-WVA Quadrangle Map (USGS 1974)

KCI TECHNOLOGIES

G-VI-A-065

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STUART DIXON
1/29/97
MD SHPO
N ELEVATION LOOKINGS

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+08+0 +0 -04 NN 0557

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G-VI-A-065

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