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

Property/District Name: Carlos & Phyllis Pacheco House Survey Number: G-VI-A-~~041~~ 076

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 Carlos and Phyllis Pacheco House is recommended not eligible for the National Register. Although helping to document settlement patterns in the Oakland area during the mid-twentieth century, the dwelling possesses poor integrity of materials, design, workmanship, feeling, and association. Research has not identified any significant associations with historic persons or events. The house neither reflects the distinctive characteristics of a particular architectural style nor embodies the representative work of a master craftsman or method of construction. The building also does not appear to potentially provide important information for the study of history.

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

Prepared by: Stuart Dixon, KCI Technologies, Inc.

Reviewer, Office of Preservation Services 7/20/98 Date

NR program concurrence: X yes ___ no ___ not applicable

BK Reviewer, NR program Date

Carlos and Phyllis Pacheco House
G-VI-A-~~041~~ 076
623 South Third Street
Oakland
1942
Private

The Carlos and Phyllis Pacheco House is located at 623 South Third Street in Oakland. The mid-twentieth-century one-and-one-half-story frame and brick Tudor Revival cottage is four bays wide and four bays deep.

Constructed in 1942 according to Garrett County tax records, the Carlos and Phyllis Pacheco House relates to the establishment of residential areas on the outskirts of Oakland in the mid-twentieth century.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. G-VI-A-~~041~~ 076

1. Name of Property (indicate preferred name)

historic

other Carlos and Phyllis Pacheco House

2. Location

street & number 623 South Third Street ____ not for publication

city, town Oakland ____ vicinity

county Garrett

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

name Carlos and Phyllis Pacheco House

street & number 623 South Third Street 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 112-14-1664

city, town Oakland liber and folio 275/437

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-~~041~~ 076

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.

The Carlos and Phyllis Pacheco House (G-VI-A-041) is located at 623 South Third Street in Oakland. The mid-twentieth-century one-and-one-half-story frame and brick Tudor Revival cottage is four bays wide and four bays deep. It has a cross-gable roof with multiple projecting front gables and a one-story gabled side wing on its northeast elevation. An offset brick projecting gable dominates the front elevation. Facing southeast, the dwelling sits on a flat rectangular lot in a subdivision of similar homes along Third Street. The sides of the lot are defined by rows of evergreen trees.

The dwelling is clad in vinyl siding and rests on a concrete block foundation that encloses a full cellar. The projecting front gabled wing is clad in red brick laid in running bond. The roof is sheathed in asphalt shingles and finished with a shallow box cornice covered with vinyl. There is a centered half-width shed-roofed wall dormer on the back (northwest) elevation. A shed-roofed enclosed back porch is appended to the western corner of the house. A shed-roofed frame sunroom is appended to the southwest elevation of this porch. An interior brick chimney is located between the main house and the side gabled wing.

The centrally-placed front entrance leads into the projecting front wing. It has a paneled wood door with a row of arched lights. Its hooded surround has been covered with vinyl siding. The back door was not visible inside the back porch. The singly-spaced and paired windows are one-over-one wooden double-hung sash. The dwelling's vinyl siding covers the door and window surrounds.

Appended to the rear (northwest) elevation of the back porch and sunroom is a one-story two-car garage/workshop. This L-plan frame building is clad in vinyl siding and rests on a concrete block foundation. Its cross-gable roof is sheathed in asphalt shingles and finished with a shallow box cornice covered with vinyl. In addition, the building has multi-pane fixed-sash wooden windows. A macadam drive leads from the street around the northeast side and rear of the house to the garage.

8. Significance

Inventory No. G-VI-A-~~041~~ 076

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 1942 **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).

Constructed in 1942 according to Garrett County tax records, the Carlos and Phyllis Pacheco House relates to the establishment of residential areas on the outskirts of Oakland in the mid-twentieth century. Area landowners subdivided parcels along much of South Third Street, then part of the Garrett Highway (US 219's predecessor) and the principal road network leading south of town, during the 1940s. An example of settlement radiating outward from village and town centers along established road networks, development of the South Third Street area evolved during this period in response to Oakland's continuing role as the county's seat of government and the principal market town for southern Garrett County. Oakland annexed the South Third Street area into its corporate limits in 1989.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. G-VI-A-~~041~~ 076

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

9. Major Bibliographical References

Inventory No. G-VI-A-~~041~~ 076

(See Continuation Sheet)

10. Geographical Data

Acreage of property 0.66 acres
Acreage surveyed 0.66 acres
Quadrangle name Oakland, MD-WVA
Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 1664, Map 112, Grid 14

11. Form Prepared By

name/title	Stuart Paul Dixon / Senior Historian and Elizabeth Roman / Architectural Historian		
organization	KCI Technologies, Inc.	date	3-28-97
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-076

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name
Continuation Sheet
Number 9 Page 1

BIBLIOGRAPHY

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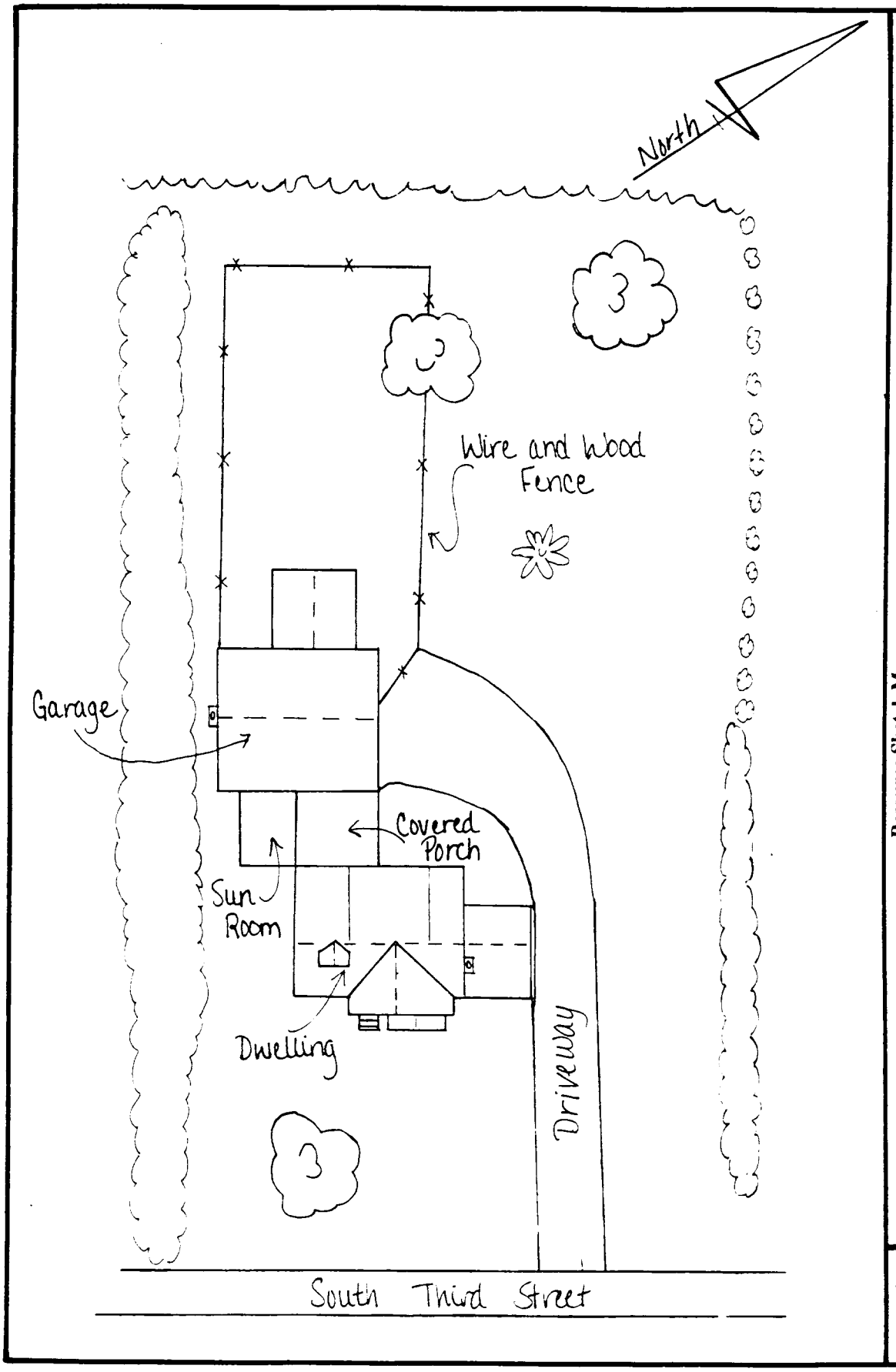
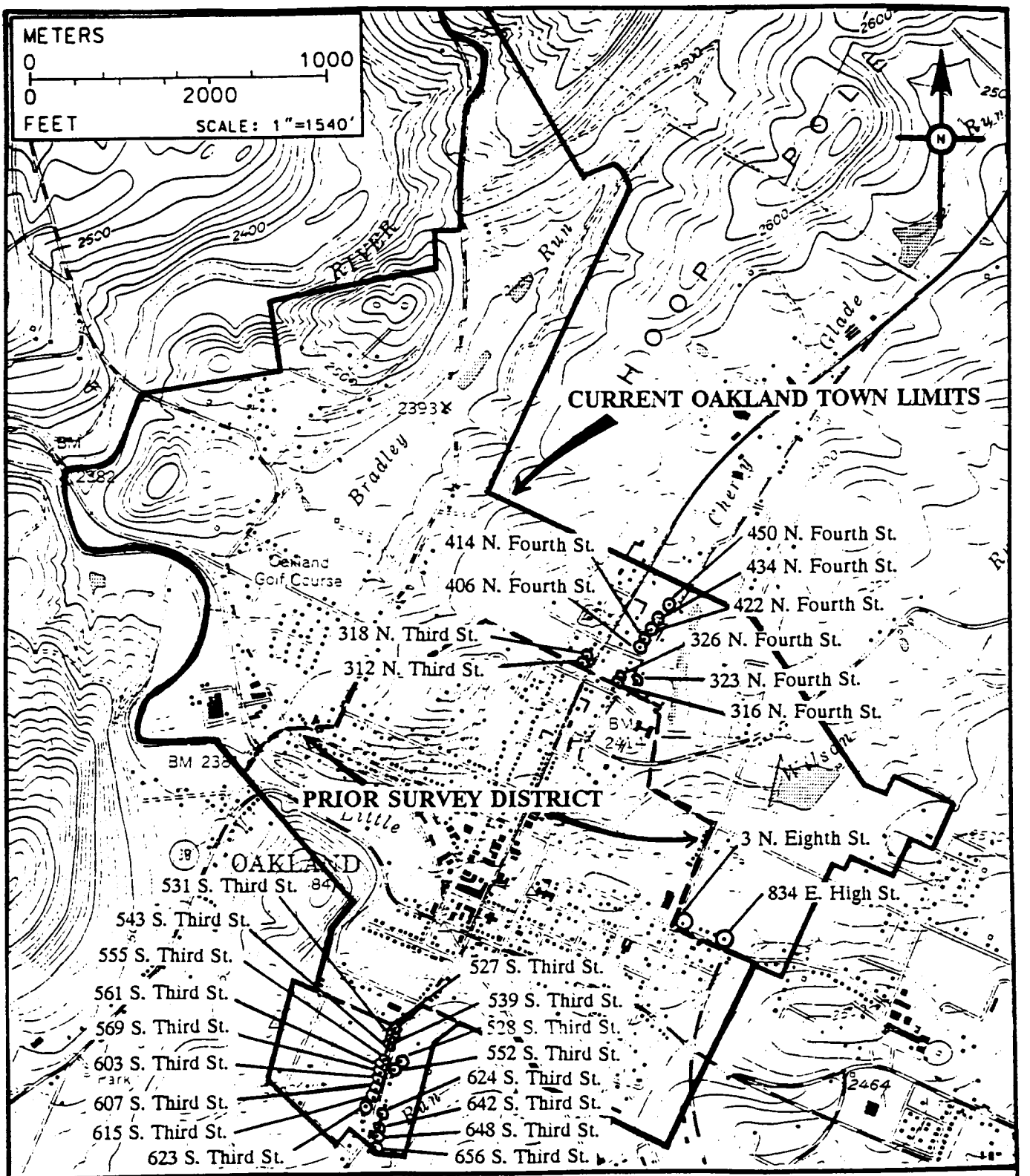


Resource Sketch Map
076
G-VI-A-~~041~~
Carlos and Phyllis Pacheco House
623 South Third Street
Oakland, Garrett County

KCI TECHNOLOGIES



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Addenda to Oakland Survey District

G-VI-A-~~041~~ 076

Enlargement of the Oakland, MD-WVA (USGS 1974) 7.5 ' Quadrangle map showing the location of historic resources being added to the Oakland Survey District previously documented by the MHT.

G-VI-A-076

GARRETT COUNTY MD
STUART DIXON
1/15/97
MD SHPO
E ELEVATION LOOKING W

1 of 3

G-VI-A-076

GARRETT COUNTY, MD
STUART DIXON
1/15/97
MD SHPO
ELEVATION LOOKING S
N

2 of 3

G-VI-A-076

GARRETT COUNTY, MD
STUART DIXON
1/15/97
MD SHPO
SE ELEVATION LOOKING NW

3 OF 3